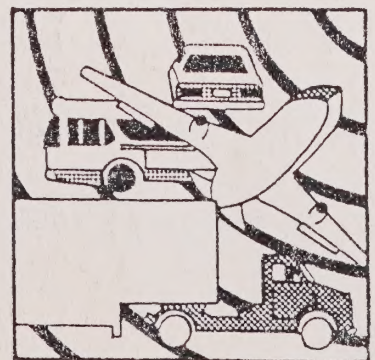
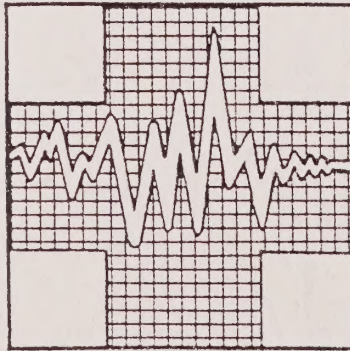
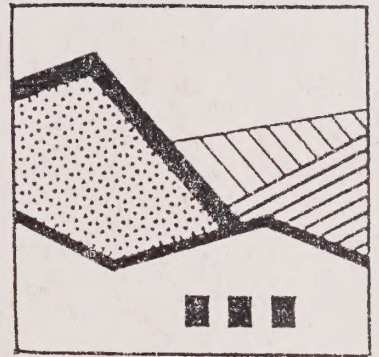
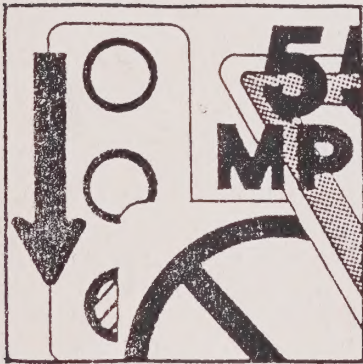


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San Marcos

General Plan




VOLUME II

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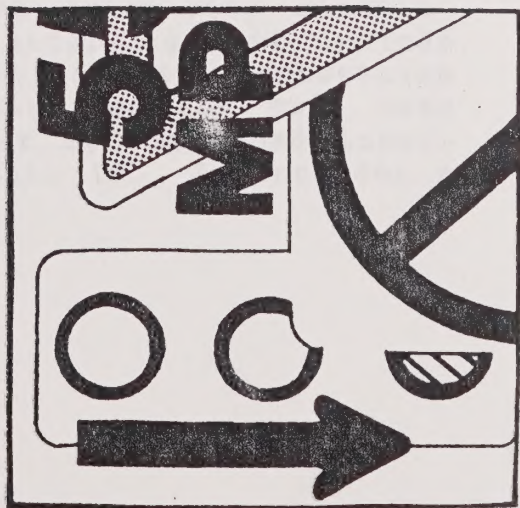




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CIRCULATION



B. CIRCULATION ELEMENT

PURPOSE

The Circulation Element contains policies and maps indicating the general location and extent of existing and proposed circulation routes; provides a transportation system adequate to serve the traffic projected to be generated by the land uses shown on the General Plan Land Use Maps for the eight communities as well as regional through traffic; promotes the efficient transport of people and goods; and encourages the efficient use of existing transportation facilities. The Circulation Element contains goals, policies and implementation strategies which serve as an action program to implement these objectives.

1.0 EXISTING CONDITIONS

1.1 Street Classifications

The circulation system in San Marcos is highly automobile-oriented. The extensive roadway network includes freeways, prime arterials, major arterial, rural arterials, secondary arterials, and collector streets. These classifications are described below and on Table B-1.

Freeways - State of California highways, usually divided, that are designed to accommodate large amounts of through traffic moving at high speeds. Access is controlled by the use of on and off ramps, and by grade separation at intersections.

Prime Arterials - Serve intra-city and inter-city travel. Access is controlled by signalization and other traffic controls, and direct access to local properties is restricted. The typical right-of-way width is 126 feet, which includes a raised median.

Major Arterials - Serve as the primary access routes between neighborhoods, shopping districts and employment centers. Direct access to local properties is restricted to right-in and right-out turns. The typical right-of-way width is 102 feet, which includes a raised median.

Rural Arterials - Include intra-city and inter-city circulation. Capacities are the same as major arterials, but include landscaping and right-of-way for pedestrian and equestrian trails. This road classification is designated for Twin Oaks Valley Road, north of Borden and the Deer Springs Road intersection, and Deer Springs Road to Interstate 15. It includes a right-of-way of 154 feet.

Secondary Arterials - Carry traffic between major arterials, with limited direct access to local properties and a right-of-way width of 84 feet.

Collector Streets - Designed to carry lower volumes of traffic between secondary arterials, with a right-of-way width of 60-68 feet.

Local Access Streets - Project-specific streets are designed to provide local access only. This classification includes industrial, residential collector, residential streets, and interim roads. Street widths and rights-of-way vary.

1.2 Scenic Roadways and Theme Corridors

U.S. Interstate 15, a north-south highway just east of the City limits, has been designated as a State Scenic Highway. The County of San Diego's Circulation Element has designated Twin Oaks Valley Road as a scenic highway.

Within San Marcos, several roadways offer mountain and open space views. Twin Oaks Valley Road has several vistas of the San Marcos and Merriam Mountain Ranges, Owen Mountain, and the Mt. Whitney-Double Peak Mountain Range, as well as views of grassland areas, riparian habitats and coastal sage scrub. Questhaven Road east of Elfin Forest Road has several vistas of the southern mountain range, including Cerros de las Posas and Double Peak, and of coastal sage scrub and riparian habitats. Buena Creek Road has several vistas of the San Marcos and Merriam Mountain Ranges and Owens Mountain, as well as several aesthetic open space areas along the roadside. Deer Springs Road has several vistas of the San Marcos and Merriam Mountain Range and of the Merriam Mountain RCA, which contains biological, geological and archaeological resources.

The City has designated a theme corridor, "California Village Overlay Zone," along San Marcos Boulevard from Rancho Santa Fe Road to Knoll Road. The overlay zone requires Spanish Colonial design features, landscaped parkway and traffic medians, enriched paving at major intersections, and decorative street signage, sidewalks, street furniture and lighting.

1.3 Existing Roadway Network

State Route 78 provides regional access to the City, connecting the City with Interstate 15 on the east and Interstate 5 on the west. State Route 78 is currently a four-lane divided freeway, but widening to six lanes is in the planning stages.

East-west travel within the City of San Marcos is accommodated by two arterial highways (Mission Road and San Marcos Boulevard) and several collector highways. North-south travel within the City is accommodated by three principal routes: Twin Oaks Valley Road, Rancho Santa Fe Road, and Nordahl Road. The capacities of these routes, and of other collector highways, are described on Table B-2, Figure B.-1 shows existing roadways and traffic volumes.

1.4 Existing Traffic Conditions

The relative congestion of roadways is measured by the peak hour traffic volume divided by the capacity of the roadway segment or intersection. The resulting ratio is called a V/C ratio. Levels of Service (LOS) are determined from the V/C ratios. Table B-3 defines the range of Levels of Service and describes the resulting effects on traffic congestion.

As shown on Table B-2, major roadways currently are operating at LOS C or less. With the recent addition of a westbound on-ramp and eastbound off-ramp to the Twin Oaks Valley Road/State Route 78 interchange, and recent improvements to the San Marcos Boulevard/State Route 78 and Nordahl Road/State Route 78 interchanges, specific Levels of Service for intersections have not been determined. Field observation indicates congestion in the peak hours at most State Route 78 interchanges. The congestion appears to be caused by the lack of left-turn lanes/storage area, a need for additional signalization, and, to some extent, congestion on State Route 78 backing up onto surface streets.

Several intersections along Rancho Santa Fe Road are also congested in the peak hours. They are Grand Avenue, Linda Vista Drive, and San Marcos Boulevard. The intersections of Mulberry Drive and Richland Road with Mission Road experience long delays on the minor approaches.

1.5 Parking Standards

The City's Zoning Ordinance establishes standards for off-street parking and loading (Article XXIX). The Zoning Ordinance further provides that every building, structure or improvement constructed or altered must provide for safe ingress to and egress from the parking area (Section 470.00), sets design standards for on-site circulation (Section 470.03), establishes general parking area development standards (Section 470.04), and designates acceptable locations for off-street parking (Section 471.01) and loading (Section 474.03).

2.0 FUTURE TRAFFIC CONDITION UNDER GENERAL PLAN BUILDOUT

2.1 Traffic Projection Model

In order to forecast future traffic volumes and Levels of Service, the City used a traffic projection model based on buildout of all of the land uses shown on the eight General Plan community maps. The particular system used by the City's traffic consultants is called TRANPLAN, a package of transportation planning computer programs similar to UTPS and the Federal Highway Administration's PLANPAC. SANDAG and San Diego County also use this system. The model is based on base year (1980) and buildout (estimated at 30-90 years, or years 2020-2070) land uses. Base year land use was obtained from SANDAG's digitized 1980 land use file. Buildout land use was obtained from the eight General Plan community land use maps.

The amount of land in each land use category determines the number and type of trips generated. Trip generation rates were applied to each land use. Trip destinations were determined by the use of a "gravity model," which determines where the trips generated by each land use area will go. The gravity model also calculates trips through the region (for example, from the Mexican border to Orange County). Daily trips are split into peak and off-peak trips. The traffic model is discussed in greater detail in Appendix A.

2.2 Necessary Improvements

The road network at buildout, shown on Figure B-2, will provide an adequate circulation system if necessary street widenings are appropriately phased and traffic management improvements, such as increased signalization and the addition of left-turn lanes, are implemented. Future traffic volumes, prior to the addition of traffic management improvements, are shown on Table B-4. Necessary mitigation measures also are described on the table. In addition, the City shall evaluate these requirements on a project-by-project basis, prepare a Public Facilities Plan to address the phasing of improvements, and conduct site-specific studies of intersections and segments with the capacity of exceeding LOS D.

These specific studies also will evaluate whether it is feasible to mitigate regional traffic impacts through the implementation of local traffic improvements. In some instances, regional coordination in determining necessary circulation improvements, and in funding alternative transportation modes such as Light Rail, will be necessary to address local circulation issues.

3.0 REGIONAL POLICIES AFFECTING TRAFFIC CONDITIONS IN SAN MARCOS

The following policies in the General Plan of the County of San Diego affect future traffic conditions in San Marcos:

- (1) The Circulation Element requires the reservation of the right-of-way along the proposed SA 680 from Leucadia to Rancho Bernardo, to permit future expansion from its proposed status as a collector street. If this expansion is implemented, traffic flows on SR78 through San Marcos would be reduced.
- (2) The Circulation Element downgrades Oleander Avenue, a major collector, to the status of a local-serving road. Oleander Avenue becomes Descanso at the intersection of Alamitos Way within the boundaries of San Marcos. This downgrading may increase traffic on Rancho Santa Fe Road within the City of San Marcos.

4.0 PROPOSED FUNDING MECHANISMS

Federal and state funding totalling \$30 million will help to fund the widening of State Route 78. The remainder of the necessary funding will be provided by the cities of San Marcos, Escondido, Vista, Carlsbad, Oceanside, and by San Diego County.

The major sources of City funding for transportation improvements are the Capital Improvement Budget, which is funded by general funds, and tax increment from redevelopment areas. In addition, the City has adopted an "Interim Public Facility Fee" program (Resolution No. 85-2187), which imposes a development fee of 2% of building valuation for most residential, industrial and commercial construction.

5.0 STREETS AND HIGHWAYS GOALS, POLICIES AND IMPLEMENTING STRATEGIES

- Goal 1: To develop a safe, convenient and uncongested circulation system.
- Goal 2: To develop and manage a street and highway system which accommodates future growth while maintaining acceptable levels of service.
- Goal 3: To ensure that residential areas are protected from major impacts of the circulation system.
- Goal 4: To develop and maintain a circulation system which preserves significant scenic and open space amenities.

GOALS 1 and 2

Policy 1:

Complete the City's street and highway system according to the street classifications shown on Figure B-2.

Implementing Strategy 1.1: Require new developments to pay their fair share of planned roadway improvements.

Implementing Strategy 1.2: Preserve rights-of-way needed for freeway improvements through dedication and according to Caltrans standards, as adjacent properties develop.

Implementing Strategy 1.3: Establish design standards for streets, including grade, widths, alignment and public improvement requirements, in the Municipal Ordinances and Codes.

Policy 2:

Phase development and roadway improvements so that Levels of Service do not exceed LOS D on primary routes and at major intersections, except on regional routes for which mitigation to LOS D may be infeasible because of intercity traffic, which may reach LOS E during peak hours.

Implementing Strategy 2.1: Prepare a Public Facilities Plan that evaluates phasing requirements for roadway improvements and establishes a City-wide priority list as a basis for improving signalization and intersection design.

Implementing Strategy 2.2: Implement traffic control devices such as center medians and/or left turn pockets where appropriate.

Implementing Strategy 2.3: Monitor roadway intersections to determine if Levels of Service are approaching LOS D, and conduct studies of all segments and intersections that have the potential to exceed LOS D to determine feasible mitigation measures which will maintain LOS D or better.

Implementing Strategy 2.4: Require site-specific traffic studies for all major developments which have the potential to exceed LOS D.

Implementing Strategy 2.5: Require developers to implement the mitigation measures identified in site-specific traffic studies.

Implementing Strategy 2.6: Coordinate with Caltrans, NCTD, MTDB, SANDAG, County of San Diego and other related agencies to ensure that City-wide circulation concerns and needs are adequately addressed.

Implementing Strategy 2.7: Cooperate with Caltrans to improve the interchanges of San Marcos Boulevard/SR 78 and Twin Oaks Valley Road/SR 78.

Implementing Strategy 2.8: Cooperate with the City of Carlsbad and San Diego County to study methods to accommodate increasing congestion on Rancho Santa Fe Road south of the future Melrose intersection.

Implementing Strategy 2.9: Encourage San Diego County to reclassify Deer Springs Road west of the I-15 as a prime arterial.

Implementing Strategy 2.10: Encourage the City of Escondido to reclassify Mission Road east of Nordahl Road as a prime arterial.

Policy 3:

Facilitate the free flow of vehicular traffic on major arterials.

Implementing Strategy 3.1: Discourage non-local and commercial traffic from using local residential streets by the use of route signs and route map for trucks and through traffic.

Implementing Strategy 3.2: Restrict private access to major arterials.

GOAL 3

Policy 4::

Design and regulate City streets to minimize traffic-related impacts on adjacent land uses.

Implementing Strategy 4.1: Provide setbacks, landscaping, soundwalls, and other methods to protect adjacent land uses from safety, noise and air quality impacts associated with traffic on arterials.

Implementing Strategy 4.2: Designate truck routes for the use of heavy commercial and industrial traffic.

Implementing Strategy 4.3: Require newly constructed roads to be designed to permit rapid access for emergency vehicles.

Implementing Strategy 4.4: Establish and enforce appropriate setback and off-street parking requirements.

Implementing Strategy 4.5: Establish and enforce design standards that allow for safe and efficient transport, delivery, loading and unloading of goods from service vehicles within commercial and industrial areas.

GOAL 4

Policy 5:

Identify and designate local scenic roadways and theme corridors, and protect significant open space areas and scenic vistas along local scenic roadways.

Implementing Strategy 5.1: Designate the following streets as local scenic roadways: Twin Oaks Valley Road, from the City's Sphere of Influence south, Questhaven Road, Buena Creek Road, from the western boundary of the City's Sphere of Influence east to Twin Oaks Valley Road; and Deer Springs Road from Twin Oaks Valley Road east to the eastern boundary of the City's Sphere of Influence.

Implementing Strategy 5.2: Require an open space easement of 50 feet from the ultimate width of the right-of-way along scenic routes, where feasible.

Implementing Strategy 5.3: Require landscaping and maintenance in the 50 foot open space area, if necessary to enhance the scenic roadway area.

Implementing Strategy 5.4: Establish requirements for parkway development and maintenance.

Implementing Strategy 5.5: Consider the extension of theme corridors such as the California Village Overlay Zone along major thoroughfares, including Mission Road, Richland Road, Nordahl Road, Las Posas Road, portions of Rancho Santa Fe Road (north of Lake San Marcos Drive), and the southern areas of Twin Oaks Valley Road (south of Richmar Avenue).

6.0 ALTERNATIVE TRANSPORTATION MODES

6.1 Bus Service

The City of San Marcos currently participates in the North County Transit District (NCTD) and is served by three bus routes. Route 302 is an intercommunity route that operates entirely on Mission Road. The route is probably the most important in terms of total passengers for San Marcos. Route 320 is a Freeway Express variant of Route 302. Route 341 is a local loop route operating in San Marcos only. Low ridership and budgetary conditions forced a reduction of service of Route 341 to the current single-direction operation in 1981.

Palomar College is the most significant bus trip generator in San Marcos, boarding approximately 460 person during a typical week-day. A bus transfer station is currently planned for the Palomar College campus. In addition, the intersection of Mission Road and Pico Avenue has long been a significant boarding area for Palomar College use. The stops along Mission Road are generally the most heavily used, and some have been identified for passenger waiting shelter locations.

NCTD is planning a major service revision by 1988 or 1989, which is projected to involve the extension of Escondido local Route 385 into the eastern areas of San Marcos and the establishment of a new route to serve the western areas of San Marcos. According to these plans, Route 341 will be eliminated.

6.2 Light Rail

Since the South Bay line of the San Diego Trolley was approved for construction, a number of light rail studies have been undertaken and reevaluated by the San Diego Association of Governments (SANDAG). SANDAG's "Long Range Transit Element" reevaluated the feasibility of rail transit service to provide additional capacity in the region's travel corridors and to improve transit productivity.

One study conducted by the North San Diego County Transit Development Board (NCTD) and the County of San Diego concluded that the rail transit service would be feasible between Escondido and Oceanside before the end of the century. This route would run directly through the City of San Marcos. Light Rail transit in this corridor would receive the highest per capita expenditure in North County. Provision of this service is currently sixth on the implementation priority list of NCTD and the Metropolitan Transit Development Board (MTDB). The Light Rail network is supported by an expanded bus network, which is included in MCDB's and NCTD's five year plan.

6.3 Car Pooling

Regulation VIII of the San Diego County Air Pollution Control (APCD) Rules and Regulations requires major employers to submit a plan for abatement of motor vehicle traffic in the event of a serious smog episode. This rule applies to industrial/commercial businesses and governmental agencies employing more than 100 persons per shift at one business address, or operations with fifty or more fleet vehicles or 1,000 or more parking spaces in the county.

As the regional ridesharing agency, Commuter Computer coordinates programs with companies that have the largest employers in San Marcos. To help companies meet APCD requirements, Commuter Computer distributes transportation studies to employees every eighteen months. The surveys document commute modes and distances as well as

offering free ridesharing information to interested persons. Interested employees receive free, computer-generated lists of potential ridesharers, buses, van pools, and park and ride lots in his or her area. Companies with APCD programs in San Marcos include Armorlite, NAPP, Palomar College, Singer/Kearfott, Spanjian, United Parcel Service, and Xentek.

Commuter Computer also works with smaller companies which initiate ridesharing programs as a fringe benefit to employees. San Marcos has several companies in this category, which include Decom Systems, Golden Door Health Spa, Hagen-Renaker, San Marcos Unified School District, San Diego Gas & Electric Company, Teledyne, and Unique Functional Products.

Transportation studies conducted by Commuter Computer show that the average employee working in San Marcos commutes about 20 miles a day round-trip. Approximately 79 percent of the riders drive alone, while 16 percent carpool. The remaining riders either get dropped off, ride a motorcycle, use public transportation, walk or ride a bicycle.

The City is in the process of formulating a Peak Hour Traffic Management Program, which will constitute a City-wide traffic management plan aimed at reducing vehicle traffic by as much as 45 percent during the hours of 7 a.m. to 8 a.m. and 4:40 p.m. to 6 p.m. over the next four years. Representatives of local businesses have constituted a Peak Hour Traffic Management Task Force, which will recommend a traffic plan for adoption by the City Council.

6.4 Senior Citizen and Handicapped Transit

San Marcos has a large population of retirees, with senior citizens accounting for approximately 15.6 percent of the population (1980 US Census). Special public transportation is provided to the elderly and the handicapped by Lifeline Community Services. Lifeline serves the northern areas of San Diego County and is funded by private donations and state and local assistance.

All bus routes in the City are equipped for the handicapped, utilizing lifts for wheelchair accessibility. Private shuttle service is also available at senior citizen housing developments in San Marcos.

The City has implemented State requirements for sidewalk safety for the handicapped and the elderly and the provision for handicapped parking (State Building code, Chapter 2-71). Older residential areas and some industrial parks in the communities of Twin Oaks Valley, Richland, Barham/Discovery and Business/Industrial, however, do not have sidewalks.

6.5 Airport

Lindbergh Field, located in the City of San Diego, and Palomar Airport, located approximately four miles west of San Marcos, provide aviation services to the City. Palomar Airport is a general aviation airport used primarily for business and recreational purposes. It does not function as a major airport within the County of San Diego. Lindbergh Field provides complete commercial airline service.

6.6 Bicycle Circulation

Most existing bikeways in San Marcos are bike lanes, which are located on portions of San Marcos Boulevard, Mission Road, Via Vera Cruz, Rancho Santa Fe Road, Bennett Avenue, and Nordahl Road. All arterials designated on Figure B-2 are intended to incorporate bicycle lanes. The following forms of bicycle paths will be developed, as appropriate:

1. Shared Route - A shared route is a street identified as a bicycle facility by "Bike route" guide signing only. There are no special land markings, and bicycle traffic shares the roadway with motor vehicles.

2. Bike Lane - A bike lane is a lane on the paved area of a road for preferential use by bicycles. It is usually located along the edge of the paved area or between the parking lane and the first motor vehicle lane. It is identified by "Bike Lane" or "Bike route" guide signing, special lane line and other paving markings. Bicycles have exclusive use of a bike lane for longitudinal travel, but must share the facility with motor vehicles and pedestrians crossing it.

3. Bike Path - A bike path is a special pathway facility for the exclusive use of bicycles, and is separated from motor vehicle facilities by space or a physical barrier. A bike path may be on a portion of a street or highway right-of-way or on a special right-of-way not related to a motor vehicle facility; it may be grade-separated or have street crossings at designated locations. It is identified with guide signing and also may have pavement markings.

6.7 Pedestrian Circulation

Pedestrian access is currently provided solely by sidewalks adjacent to City streets, as well as within City parks. On some streets pedestrian usage is limited because of automobile circulation. The older residential areas and some of the industrial areas, namely the communities of Richland, Twin Oaks Valley, Barham/Discovery and Business/Industrial do not have sidewalks to separate

pedestrians from vehicle movement. All new residential development, however, is required to provide sidewalks for pedestrian use. Presently, the City does not have designated recreational hiking or jogging trails.

6.8 Equestrian Trails

Horseback riding has always been popular in San Marcos because of its scenic area, open space, surrounding ranches, homes on large lots, and pleasant year round climate. The City does not have designated equestrian trails; however, there is considerable open space in the City which is used for horseback riding.

7.0 ALTERNATIVE TRANSPORTATION MODES GOALS, POLICIES AND IMPLEMENTING STRATEGIES

- Goal 1: To provide a multi-modal transportation system that encourages efficient use of existing and future facilities.
- Goal 2: To reduce the total number of Average Daily Traffic (ADT) trips throughout the City.
- Goal 3: To maximize traffic safety for the elderly and handicapped, transit users, bicycle riders, pedestrians, and trail users.

GOALS 1 and 2

Policy 1:

Support Light Rail in order to reduce traffic demands on their major thoroughfares.

Implementing Strategy 1.1: Work with MTDB to determine feasibility and alignment considerations of the rail service from Escondido to Oceanside, passing through San Marcos.

Implementing Strategy 1.2: Consider the possibility of purchasing a segment of the railtrack right of way, possibly in cooperation with other North County cities if necessary to implement a light rail system.

Implementing Strategy 1.3: Cooperate with North County cities and San Diego County to establish a regional fee program to fund Light Rail transit.

Policy 2:

Support car pooling efforts and ridesharing services in order to reduce traffic demands on the circulation system.

Implementing Strategy 2.1: Adopt a Peak Hour Traffic Management Program based on cooperation with local businesses, with the goal of reducing peak hour traffic.

Implementing Strategy 2.2: Support the Computer Commuter program.

Policy 3:

Ensure that adequate bus service is available for existing and future residents.

Implementing Strategy 3.1: Coordinate with the NCTD to ensure that present and proposed bus lines meet the needs of City residents.

Implementing Strategy 3.2: Provide for the location of bus stops at major activity centers.

GOAL 3

Policy 4:

Provide transportation services for the elderly and the handicapped to ensure adequate and safe movement throughout the City.

Implementing Strategy 4.1: Eliminate physical barriers around public facilities and commercial centers to improve access and mobility of the elderly and the handicapped.

Implementing Strategy 4.2: Support the services provided by Lifeline.

Policy 5:

Support policies that will contribute to the efficiency of aviation services, while minimizing injuries, loss of life and property damage resulting from aircraft hazards.

Implementing Strategy 5.1: Participate in the planning of aviation services in adjacent local jurisdictions, and coordinate with SANDAG with respect to the master planning of Palomar Airport.

Implementing Strategy 5.2: Continue to monitor aviation services from Palomar Airport, coordinating with SANDAG, the National Transportation Board, the Federal Aviation Administration and other related agencies.

Policy 6:

Create and maintain a safe, convenient, and effective bicycle system which encourages increased bicycle use.

Implementing Strategy 6.1: Establish a comprehensive Bicycle Network Plan linking residential neighborhood areas with parks, scenic areas, school, the Town Center (Centennial Square), employment sites and other areas of congregation.

Implementing Strategy 6.2: Integrate bicycle lanes or separate bikeways into street projects, wherever feasible.

Implementing Strategy 6.3: Link local bikeways with existing or planned bikeways in the County of San Diego and the other adjacent local jurisdictions.

Implementing Strategy 6.4: Maintain bicycle routes with adequate sweeping and pavement repairs.

Implementing Strategy 6.5: Enable the registration of bicycles for identification purposes.

Implementing Strategy 6.6: Encourage the use of bike racks on public transit vehicles to facilitate bicycle travel.

Policy 7:

Create and maintain a safe and convenient pedestrian system which encourages walking as an alternative to driving.

Implementing Strategy 7.1: Require improved sidewalks on both sides of all urban roadways, except industrial streets less than four lanes in width.

Implementing Strategy 7.2: Where feasible to maintain a semi-rural environment, require improved sidewalks on one side of the road on local and collector streets in scenic areas.

Implementing Strategy 7.3: Require improved sidewalks on one side of the road on local streets that lead to schools or bus stops in semi-rural areas.

Policy 8:

Establish a comprehensive trails system to encourage hiking and horseback riding as alternative forms of transportation and as recreational uses.

Implementing Strategy 8.1: Develop a system of trails for equestrian, hiking, jogging and pedestrian use.

Implementing Strategy 8.2: As a first priority, evaluate the best locations for trails transportation and recreational use in the following communities: Twin Oaks Valley, Questhaven/La Costa Meadows, and the College Area.

Implementing Strategy 8.3: Develop trail design standards that will establish appropriate width, clearances, grade curvatures, surfacing, surface drainage, barriers, fences, signage, visibility, intersections, bridges, the needs of the handicapped and elderly, and design features that minimize environmental impacts, utilize trees and landscaping, and blend with the character of the community.

Implementing Strategy 8.4: Acquire trail rights-of-way as a condition to future developments, where appropriate, and through voluntary easement dedications.

Implementing Strategy 8.5: Where appropriate, require non-residential developments to provide amenities for equestrian and pedestrian activities, including hitching posts, benches, rest areas, and drinking fountains.

Policy 9:

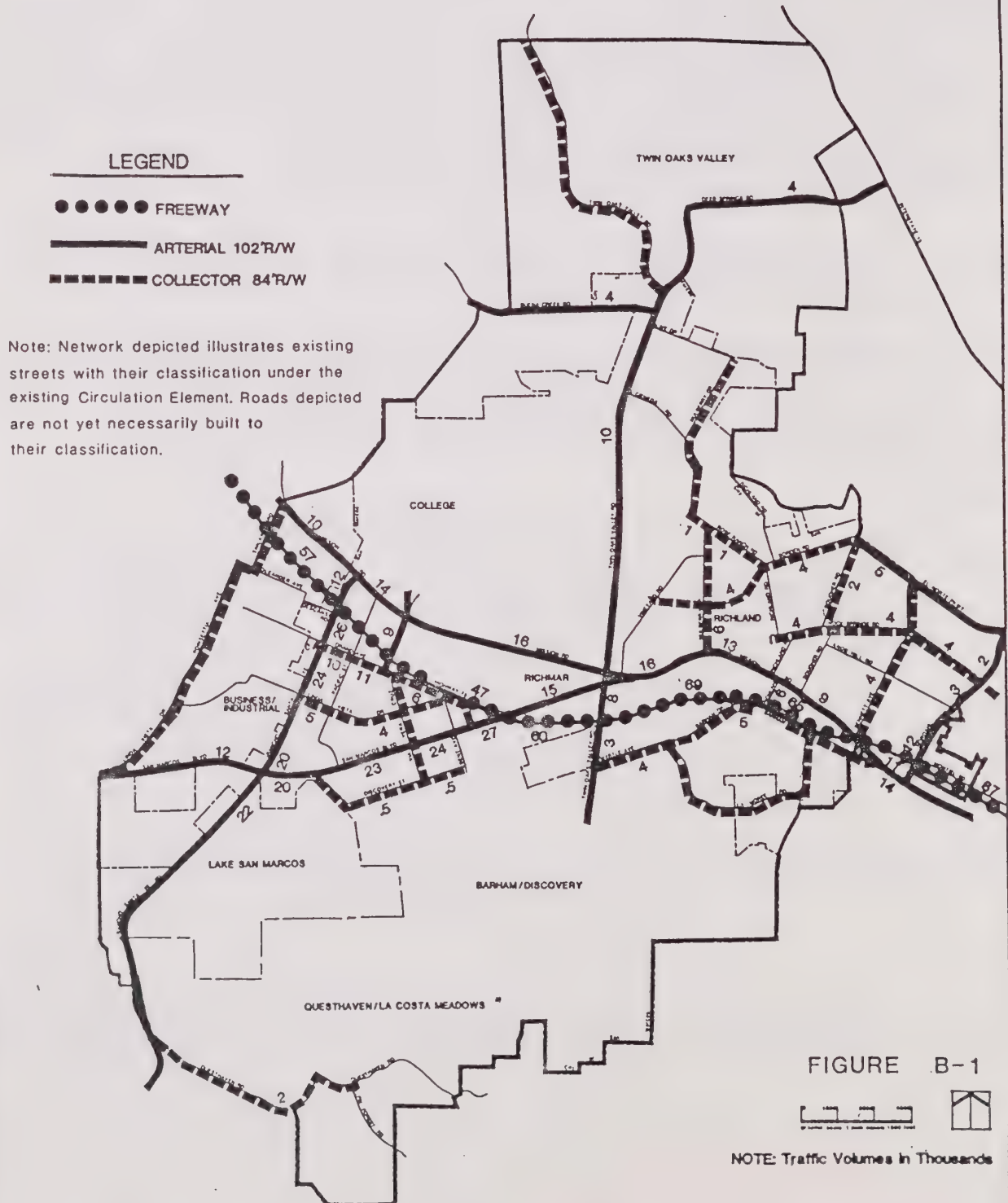
Maximize safety for trail and bikeway users.

Implementing Strategy 9.1: Separate bicycle, pedestrian and equestrian traffic from vehicular traffic, wherever possible.

Implementing Strategy 9.2: Establish a program for the maintenance, construction and rehabilitation of community trails.

San Marcos GENERAL PLAN






EXISTING TRAFFIC VOLUMES - 1985





San Marcos GENERAL PLAN

PROPOSED CIRCULATION ELEMENT / TRAFFIC VOLUMES - AT BUILDOUT^①

LEGEND

-  FREEWAY
 PRIMARY ARTERIAL 126'R/W
 MAJOR ARTERIAL 102'R/W
 RURAL ARTERIAL 154'R/W
 SECONDARY ARTERIAL 84'R/W

 RAILROAD/ LIGHTRAIL

 FREEWAY INTERCHANGE

① Assumes buildout of proposed land uses for Questhaven/ La Costa Meadows, Richland and Twin Oaks Valley.



FIGURE B-2

NOTE: Traffic Volumes in Thousands

TABLE B-1
STANDARD STREET CLASSIFICATIONS

ROAD	(V/C) X-SECTION	(0.25) A	(0.50) B	(0.70) C	(0.85) D	(1.00) E
Prime Arterial	106/126 (NP)	15,000	30,000	42,000	51,000	60,000
Major Arterial	82/102 (NP)	10,000	20,000	28,000	34,000	40,000
Rural Major Arterial ¹	94/154 (NP)	10,000	20,000	28,000	34,000	40,000
Secondary Arterial	64/84 (NP)	7,500	15,000	21,000	25,500	30,000
Collector	40/60 (NP)	4,000 2,500	7,500 5,000	10,000 7,000	12,500 8,500	15,000 10,000
Industrial	64/84 46/66	5,000 2,500	10,000 5,000	14,000 7,000	17,000 8,500	20,000 10,000
Residential Collector	48/68 (WP) 40/60 (WP)	2,500 * *	5,000 * *	7,000 7,000	8,500 *	10,000 *
Residential Street ²	36/56	*	*	500	*	*
Interim Road ²	28/40 or 28/60	*	*	2,800	*	*

¹ "Rural Arterial" would be essentially the same facility as a major arterial. However, it requires additional right-of-way in order to construct a facility sensitive to the rural character of the area. Additional right-of-way would be used for landscaping special treatment areas.

² Levels of service are not applied to residential streets, and interim roads since their primary purpose is to serve abutting lots, not to carry through traffic. Levels of service normally apply to roads carrying through traffic between major trip generators and attractors.

(NP) No Parking

(WP) With Parking

(V/C) Volume to Capacity Ratio

Source: City of San Marcos Engineering Department and Willdan & Associates

TABLE B-2

EXISTING ROADWAYS:
ARTERIALS AND COLLECTOR HIGHWAYS

<u>Arterial Highways</u>	<u>Number of Lanes</u>	<u>ADT</u>	<u>LOS</u>
Rancho Santa Fe Road	4	12,400-26,500	B-C
Twin Oaks Valley Road	2 and 4	2,800- 9,600	A-C
Nordahl Road	4 and 6	3,100-11,600	A-B
Las Posas Road	2 and 4	8,700 [*]	C [*]
Mission Road	4 ^{**}	8,900-15,900	B-C
San Marcos Boulevard	2, 4 and 5	12,600-26,900	B-C
<u>Collector Highways</u>			
Grand Avenue	2 and 4	5,600-10,800	B
Barham Drive/Myrtle Avenue	2	2,000- 4,300	A-B
Linda Vista Drive	2 and 4	3,200- 4,900	A
Mulberry Drive	2	1,100- 5,900	A-B
Rock Springs Road	2	3,300- 5,200	A-B
Discovery Street	2	500- 6,600	A-B
Via Vera Cruz	2	1,500- 6,300	A

* Measured between Mission Road and Grand Avenue.

** In process of widening from two lanes east of Twin Oaks Valley Road.

TABLE B-3

LEVEL OF SERVICE DESCRIPTION

LEVEL OF SERVICE	TRAFFIC FLOW QUALITY
A	Low volumes; high speeds; speed not restricted by other vehicles; all signal cycles clear with no vehicles waiting through more than one signal cycle.
B	Operating speeds beginning to be affected by other traffic; between one and ten percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak hour traffic periods.
C	Operating speeds and maneuverability closely controlled by other traffic; between 11 and 30 percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak traffic periods.
D	Tolerable operating speeds; 31 to 70 percent of the signal cycles have one or more vehicles which wait through more than one signal during peak hour traffic periods; often used as design standard in urban areas.
E	Capacity; the maximum traffic volume an intersection can accommodate; restricted speeds; 71 to 100 percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak traffic periods.
F	Long lines of traffic; unstable flow; stoppages of long duration; traffic volume will be less than the volume which occurs at Level of Service "E".

Source: Willdan and Associates

TABLE B-4

FUTURE TRAFFIC VOLUMES
(BUILDOUT OF CITY/PROPOSED CIRCULATION PLAN)

	<u>VOLUME</u>	<u>LEVEL OF SERVICE</u> (See Table 19)
<u>STATE ROUTE 78</u>		
West of I-15	139.8	N/A
West of Nordahl Road	135.6	N/A
East of Twin Oaks Valley Road	126.1	N/A
East of San Marcos Boulevard	122.9	N/A
East of Las Posas Road	105.4	N/A
East of Rancho Santa Fe	91.8	N/A
West of Rancho Santa Fe	107.8	N/A
<u>TWIN OAKS VALLEY ROAD</u>		
PRIME/MAJOR ARTERIAL		
South of Myrtle	64.0	F ¹
South of State Route 78	66.8	F ¹
South of San Marcos Boulevard	51.4	E ¹
South of Mission Road	59.2	E ¹
South of Rose Ranch Road	30.9	D
South of Buena Creek Road	26.9	C
South of Questhaven Road	27.8	C
<u>NORDAHL ROAD</u>		
PRIME/MAJOR/SECONDARY ARTERIAL		
South of Mission Road	16.9	C
South of State Route 78	32.1	D
North of State Route 78	42.7	D
South of Rock Springs Road	17.0	C
South of Rose Ranch Road	15.0	B
<u>LAS POSAS ROAD</u>		
North of San Marcos Boulevard	21.2	C/D
North of Linda Vista Drive	20.2	C
South of State Route 78	37.8	C
South of Mission Road	39.6	C
South of Borden Road	18.7	B
North of Borden Road	10.4	B

¹ Level of Service can be further improved if additional improvements are made such as: turn lanes at intersections, auxiliary lanes, improved signal timing, and restricting access onto arterials from adjacent property.

TABLE B-4 (Cont'd.)

FUTURE TRAFFIC VOLUMES
(BUILDOUT OF CITY/PROPOSED CIRCULATION PLAN)

	<u>VOLUME</u>	<u>LEVEL OF SERVICE</u> (See Table 19)
<u>RANCHO SANTA FE</u>		
PRIME/MAJOR ARTERIAL		
South of San Marcos Boulevard	45.2	D
South of Linda Vista Drive	41.9	C
South of Grand	33.5	C
South of State Route 78	39.6	C
South of Mission Road	27.9	C
North of Questhaven	58.0	E ¹
<u>MISSION ROAD</u>		
PRIME/MAJOR ARTERIAL		
West of Rancho Santa Fe	35.5	E ¹
West of Las Posas Road	33.8	D
West of Knoll Road	36.1	E ¹
West of Twin Oaks Valley Road	28.6	D
West of Mulberry Drive	53.7	E ¹
West of Bennett Avenue	33.0	D
West of Nordahl Road	53.7	F ¹
East of Nordahl Road	36.0	E ^{1,3}
<u>SAN MARCOS BOULEVARD</u>		
PRIME ARTERIAL		
West of Rancho Santa Fe	50.6	D
West of Las Posas Road	44.3	D
West of Via Vera Cruz	40.9	C
West of Myrtle	53.5	E ¹
West of State Route 78	72.1	F ²
West of Twin Oaks Valley Road	40.2	C

- ¹ Level of Service can be further improved if additional improvements are made such as: turn lanes at intersections, auxiliary lanes, improved signal timing, and restricting access onto arterials from adjacent property.
- ² Level of Service can be further improved by improving the SR-78/San Marcos Boulevard interchange and improving SR-78.
- ³ This segment of road is within the City of Escondido and is classified as a Major Arterial.

TABLE B-4 (Cont'd.)

FUTURE TRAFFIC VOLUMES
(BUILDOUT OF CITY/PROPOSED CIRCULATION PLAN)

	<u>VOLUME</u>	<u>LEVEL OF SERVICE</u> (See Table 19)
<u>GRAND/MYRTLE/BARHAM</u>		
PRIME/MAJOR/SECONDARY ARTERIAL		
East of Rancho Santa Fe	11.7	B
East of Las Posas Road	24.3	D
West of San Marcos Boulevard	29.2	D
South of San Marcos Boulevard	31.2	D
West of Twin Oaks Valley Road	47.4	D
West of Bougher Road	24.9	D
West of Nordahl Road	16.4	C
<u>BOUGHER ROAD (WOODLAND PARKWAY)</u>		
MAJOR/SECONDARY ARTERIAL		
South of State Route 78	22.8	C
South of Mission Road	25.8	C
North of Rock Springs Road	16.6	C
South of Borden Road	12.7	B
<u>ROCK SPRINGS ROAD</u>		
SECONDARY ARTERIAL		
East of Richland	14.7	B
East of Bennett Avenue	10.1	B
West of Nordahl Road	8.3	B
East of Nordahl Road	8.8	B
<u>LINDA VISTA DRIVE</u>		
SECONDARY ARTERIAL		
East of Rancho Santa Fe	28.0	E ¹
East of Las Posas Road	18.2	C
East of Via Vera Cruz	13.0	B
South of Grand	12.0	B

¹ Level of Service can be further improved if additional improvements are made such as: turn lanes at intersections, auxiliary lanes, improved signal timing, and restricting access onto arterials from adjacent property.

TABLE B-4 (Cont'd.)

FUTURE TRAFFIC VOLUMES
(BUILDOUT OF CITY/PROPOSED CIRCULATION PLAN)

	<u>VOLUME</u>	<u>LEVEL OF SERVICE</u> (See Table 19)
<u>DISCOVERY STREET</u>		
PRIME/MAJOR ARTERIAL		
South of San Marcos Boulevard	22.0	C
West of Via Vera Cruz	24.4	C
West of Myrtle	28.1	D
<u>BENNETT AVENUE</u>		
COLLECTOR		
North of Mission Road	5.3	B
South of Rock Springs Road	5.0	B
South of Borden Road	3.9	A
<u>BORDEN ROAD</u>		
MAJOR SECONDARY ARTERIAL		
East of Las Posas Road	10.4	B
East of Palomar	9.9	B
East of Twin Oaks Valley Road	18.2	C
East of Mulberry Drive	8.4	B
East of Rose Ranch Road	17.6	B
<u>ROSE RANCH ROAD</u>		
SECONDARY ARTERIAL		
East of Twin Oaks Valley Road	8.2	B
East of Mulberry Drive	8.8	B
East of Borden Road	10.2	B
<u>MULBERRY DRIVE</u>		
SECONDARY ARTERIAL/COLLECTOR		
North of Mission Road	24.1	D
North of Borden Road	8.3	B
South of Rose Ranch Road	3.0	A

TABLE B-4 (Cont'd.)

FUTURE TRAFFIC VOLUMES
(BUILDOUT OF CITY/PROPOSED CIRCULATION PLAN)

	<u>VOLUME</u>	<u>LEVEL OF SERVICE</u> (See Table 19)
<u>QUESTHAVEN ROAD</u>		
MAJOR ARTERIAL		
West of Twin Oaks Valley Road	25.0	C
West of Elfin Forest Road	30.8	D
East of Rancho Santa Fe	21.7	C
<u>DEER SPRINGS ROAD</u>		
MAJOR ARTERIAL		
West of I-15	35.4	E ^{1,2}
North of Buena Creek Road	28.0	C/D
<u>BUENA CREEK ROAD</u>		
MAJOR ARTERIAL		
West of Deer Springs Road	17.6	C

¹ Level of Service can be further improved if additional improvements are made such as: turn lanes at intersections, auxiliary lanes, improved signal timing, and restricting access onto arterials from adjacent property.

² This segment is within the County of San Diego and is classified as a major arterial.

CITY OF SAN MARCOS HOUSING ELEMENT



1991 - 1996

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT

1800 THIRD STREET, Room 430
P.O. BOX 952053
SACRAMENTO, CA 94252-2053
(916) 323-3176 FAX (916) 323-6625



November 13, 1992

Mr. Rick Gittings
City Manager
City of San Marcos
105 West Richmar Avenue
San Marcos, California 92069

Dear Mr. Gittings:

RE: Review of San Marcos's Revised Draft Housing Element

Thank you for submitting San Marcos's revised draft housing element, received October 1, 1992 for our review. We also received the City's revised preservation analysis via a facsimile transmission on November 6, 1992. As you know, we are required to review draft housing elements and report our findings to the locality (Government Code Section 65585(b)).

The revised element adequately addresses all of the comments outlined in our April 10, 1992 review letter, including our comments regarding the analysis of assisted housing at risk of conversion. Therefore, we are pleased to inform you that the draft element now complies with state housing element law (Article 10.6 of the Government Code).

The element relies upon early implementation of several programs, including inclusionary, density bonus and single room occupancy ordinances. If any of these ordinances are not adopted by the end of 1992, and the City is unable to clearly demonstrate that it can accommodate its lower-income housing needs through other means, the element will need to be amended to include programs to make additional sites available.

As you know, Government Code Section 65400 requires each City and County planning agency to provide an annual report to its legislative body on the progress in implementing the general plan, including progress made in meeting regional housing needs (for each income group) pursuant to Section 65584. Should the City's 1992 or subsequent annual reports reveal that affordable housing development is not keeping pace with the City's regional housing needs, or that programs are not meeting stated objectives, the element should be amended to include additional

Mr. Rick Gittings

Page 2

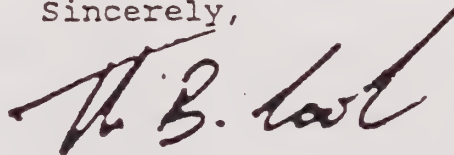
or alternative programs and incentives. The City should be advised that its ability to demonstrate the appropriateness of programs for the 1996-2000 planning period will be based in part upon progress made during the current planning period.

We congratulate the City for its determined efforts to bring the element into compliance with state law and we appreciate the patience and cooperation of Messrs. Backoff and Poland during the course of our review.

We wish you success in implementing your housing program and look forward to reviewing the City's adopted element pursuant to Section 65585(h). If you have any questions or would like assistance in implementing your housing program, please contact Gary Collord of our staff at (916) 327-2644.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Thomas B. Cook
Deputy Director

Attachments

cc: Jerry Backoff, Planning Division Director, San Marcos
Catherine Rodman, Legal Aid Society of San Diego
Jose Rodriguez, California Rural Legal Assistance
Jeffrey Francis, California Public Interest Research Group
Eileen McCarthy, California Rural Legal Assistance
Claudia Smith, California Rural Legal Assistance
Karen Warner, Cotton/Beland/Associates
Frank Landerville, Regional Task Force on the Homeless
Ann Fathy, AICP, Attorney at Law
Howard Stacklin
Kenneth Sulzer, San Diego Association of Governments
Kathleen Mikkelson, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Dwight Hanson, California Building Industry Association
Kerry Harrington Morrison, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Wiener, California Coalition for Rural Housing
Susan DeSantis, The Planning Center

ABSTRACT

Title: City of San Marcos Housing Element

Author: SourcePoint and the City of San Marcos
Developmental Services Department

Subject: Housing needs for the City of San Marcos
including the identification of needs
mandated by State Housing Law

Number of Pages: 117

Abstract: The City of San Marcos Housing Element contains a description of housing needs in the City. The Housing Element summarizes the market condition of supply and demand based on the most current available information. The outline of the Housing Element includes all state requirements for content. Each jurisdiction must update its Housing Element every five years.

Approved: November 13, 1992

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CHAPTER 1
EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Introduction

The Housing Element is one of seven general elements required by state law. It must comply with detailed state law (Chapter 3 of title 7 of the California Government Code, in particular articles 5, 6, and 10.6) relating to general plans and general plan housing elements. The Housing Element is an important planning document that identifies the City's housing needs and condition, evaluates its effectiveness in meeting those needs, and establishes a comprehensive program to address those needs during the next five years. Housing elements in litigation have become increasingly important as the courts review their adequacy as part of legal actions brought against cities regarding matters of general plans, redevelopment, and growth management.

Needs Assessment

The City's housing stock is analyzed in great detail. The Needs Assessment discusses supply and demand issues ensuring that total needs (demand) can be compared with the housing market available (supply).

The demand for housing is analyzed by assessing population characteristics including total composition by race, age, employment, income, and other special characteristics. The demand analysis identifies the number of existing households in the City of San Marcos. In addition, the housing requirement of special needs groups (handicapped, elderly, farmworkers, homeless, female head of household, etc.) are measured.

The supply of housing is analyzed by assessing housing characteristics including type, tenure, vacancy, housing costs. The supply analysis identifies the number of existing and projected housing units (both owner and renter occupied). The range of housing costs in the City of San Marcos is analyzed using current data bases which survey the San Diego region housing market.

The ability of residents to afford a home is an important parameter indicating housing conditions. Affordability is traditionally defined as a problem when low and moderate income households spend more than 30% of their income on housing. This problem is magnified for low and moderate income households in San Marcos because average rents (\$630) and housing costs (\$166,000) are well beyond the affordability of these households.

By analyzing these housing supply and housing demand indicators, it is possible to determine the status of the housing market as required by State Government Code but still provide an housing element that reflects the special character and retains the unique identity of the City of San Marcos.

Summary of Needs Assessment

Total Population (1990 Census)	38,974 persons
Median Age (1988)	34.8 years
Median Income (1990 DOF estimate)	\$35,128
Total Housing (1990 Census)	14,476 units
Owner/Renter Occupancy Ratio (1988)	58/42 percent
Number of Housing Added	
1970-1980	5,118 units
1980-1990 (Census)	7,968 units
Regional Housing Needs Statement (Regional Share)	
1991-1996	3,677 units

Constraints

The housing element also identifies potential constraints upon the maintenance, preservation, improvement or development of housing for all income levels in the City. The constraints are discussed in two contexts; non-governmental which includes the availability of financing, price of land, and the cost of construction and governmental constraints which include land use controls, building codes and their enforcement, site improvement, fees and other exactions required of developers, and local processing and permit procedures. Within the context of the constraints upon development of housing, an inventory of the land appropriate for development is conducted. The inventory includes land appropriate for residential development including vacant sites and those sites having potential for redevelopment and homeless facilities and an analysis of the relationship of zoning and public facilities and services to these sites.

Evaluation & Goals

This document evaluates the 1985 Housing Element and the progress made by those housing programs. The evaluation assesses previously proposed programs and uses the results of this assessment to evaluate recommended programs in the 1991 element.

As a result, the City of San Marcos has revised and expanded its comprehensive housing goals. First, to encourage the construction of new housing, the City established a Development Goal which states that the City will encourage development of a variety of

housing opportunities with emphasis on providing housing which meets the special needs of the community. Second, the City established an income goal, which states that the City "shall protect, encourage, and where feasible, provide housing opportunities for persons of lower and moderate income". Third, to encourage the preservation of the existing housing stock, the City established the Maintenance Goal to ensure that residents live in neighborhoods free from blight and deterioration. Finally, to ensure that all new development is adequately serviced with public facilities in a timely manner, the City developed a Public Facilities Financing Plan.

Five Year Program

Overall, the City has recommended 26 programs that can be used to meet the established goals, and address the housing needs of the community. In addition to meeting the goals set up by the Housing Element the programs have been structured into groups based on the type of program. There are four groups of programs: new construction, conservation, rehabilitation, and administration.

Under new construction programs the City will conduct 14 programs designed to produce nearly 900 very low and low income units. In addition, these programs will also assist in the construction of some 100 moderate income housing units.

The City proposes to undertake five programs to conserve affordable housing units. Conservation programs are designed to conserve affordable housing units. The City anticipates the addition of 20 households to the rental voucher programs and will continue the policy of conserving mobile home spaces for lower income households. The City will also conduct a program designed to insure the continuation of the rehabilitation of substandard units.

Administrative programs, are also proposed to support the housing programs. While these programs do not directly construct or rehabilitate units, they are important components in the overall housing strategy and further the City's aggressive housing activities. In addition, the City will use a monitoring system (Appendix B) to assist in the evaluation of development by program type on an annual basis.

Conclusion

The programs contained in this Housing Element demonstrate that the City is taking an aggressive stand on providing affordable housing for the citizens of San Marcos. The City is committed to providing affordable housing through a variety of sources including redevelopment, the use of redevelopment tax increment, CDBG funds, and land use incentives. Important programs are being recommended: inclusionary housing, improved density bonus procedures, and use of redevelopment. Although all the housing needs can not be met in the next five years, the City has established a five year effort that represents a significant commitment.

CHAPTER 2

INTRODUCTION

INTRODUCTION

A. Overview

Each city in the State of California must have an approved General Plan to guide its development. Housing is one of the state's required elements of the General Plan. The Housing Element is an important planning guide to local jurisdictions: it identifies the housing need of the city and recommends ways to meet these needs while balancing community objectives and resources.

The state law requires that housing elements be revised as appropriate but not less than ever five years. The City submitted the previous Housing Element to the state in 1984. The California Department of Housing and Community Development (HCD) reviewed that document and provided comments so that the City could consider revisions which would bring the draft into compliance with the state law. Those changes were made and Council approved the previous Housing Element in 1985. This document updates the 1985 element.

The revised housing element is based on current available information on housing and population. Since State law requires that a detailed housing needs assessment be included in the housing element, some data not yet available from the 1990 Census has been approximated. Where 1990 data was not available 1980 Census data was utilized. The housing element is an integral component of the City of San Marcos General Plan, combining State Housing Law with other City goals, policies, and programs

Much of the contents of the Housing Element is dictated by Article 10.6 (section 65580 et al) of the California Government Code. Government Code Section 65583 establishes that housing elements must contain the following information.

1. Documentation and discussion of the housing needs of all economic segments of the community including population characteristics, special housing needs, employment trends and characteristics of the existing housing stock.
2. A regionally developed fair share housing allocation formula distributing needed low and moderate income housing among local jurisdictions.

3. An inventory of the resources and constraints relevant to meeting the housing need including land available for residential development and governmental and nongovernmental constraints on the provision of affordable housing.
4. Policies and programs which address each of the needs identified.
5. An implementation program specifying the agency(ies) responsible for implementing each recommended policy or program, short and long range implementation targets, and funding source.

In addition, the law requires adequate opportunity for public participation be provided from all economic segments of the community in the development of the element; and the work must be coordinated with other local jurisdictions in the housing market area. The City has met this requirement (see citizen participation).

The City of San Marcos is expected to continue to attract new residents based upon 58 percent of the City's residential land area not yet developed. The private housing sector can easily provide for the upper, upper-middle, and middle income households. However, public support will be necessary to preserve and expand the supply of housing available to low and moderate income households.

The 1990 Housing Element consists of five chapters: Executive Summary, Introduction, Needs Assessment, Evaluation of Existing Programs, and Goals and Programs. The Needs Assessment contains a thorough analysis of the important aspects of the housing market in San Marcos. This revision updates the information base and expands the analysis to respond to all State required items. The Goals and Policies were also revised based upon an evaluation of the progress of the City in meeting past housing goals. The final chapter, Goals and Programs, includes an update of housing goals where necessary and information about activities in each program, responsible agencies, and implementation.

B. State Law

The preparation of the Housing Element is guided by state law, Chapter 10.6 of the Government Code. The law governing the contents of housing elements is among the most detailed of all elements of the General Plan. According to Section 65583 of the Government Code, "The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development

of housing and shall make adequate provision for the existing and projected needs of all economic segments of the community."

The assessment of housing needs must include eight areas of analysis: analysis of population and employment trends and documentation of existing and projected housing needs for all income levels (including the city's share of regional housing), analysis and documentation of demographic and housing characteristics, inventory of sites for residential development, analysis of potential and actual governmental and nongovernmental constraints upon the maintenance, improvement or development of housing for all income levels, analysis of special housing needs, analysis of opportunities for energy conservation, and analysis of existing assisted housing developments that are eligible to change to non-low income housing used during the next ten years.

The second major component of a housing element that the law requires is "a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing" (Section 65583[b]). The law recognizes that the needs will likely exceed the resources and city's ability to meet the needs. The city must, however, "establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five year time frame" (Section 65883[b]).

The final component that must be included in a housing element is "a program which sets forth a five year schedule of actions ... to implement the policies and achieve the goals and objectives of the housing element" (Section 65583[c]). This program must do several things: identify potential housing sites "for all income levels, including rental housing, factory-built housing, mobile homes, emergency and transitional housing;" assist the housing needs of low and moderate income people; address governmental constraints to housing; conserve and improve existing affordable housing; promote equal opportunities for housing, and preserve assisted housing development eligible to change to non-low income housing.

C. Case Law

Decisions by U.S. and State courts have provided specific interpretations of the laws related to housing. The importance of the housing element has been reinforced by the courts, especially in California where landmark decisions have been made, as recently reaffirmed by the California Supreme Court in *Lescher Comm. v. Walnut Creek* regarding the General Plan and the character or development of a community.

Although many cases could be cited, the purpose of this section is not to provide a legal overview of housing case law, but to emphasize the importance of the housing element in potential litigation. This point will become increasingly important as the courts review legal actions brought against cities. The relationship of the housing element to other elements of the General Plan (especially land use) and development/growth control measures will come under close scrutiny by the courts. It is important that this context is maintained in the housing element.

D. Sources of Information

The 1990 Housing Element is based upon the most current information that was available at the time of preparation. The most detailed and accurate data base is the 1980 Census because detailed counts from the 1990 Census will not be available until the spring of 1992. However, every effort has been made to find more current data. The following sources are used: 1990 Census (total population, housing, and race/ethnicity), 1980 Census from the U.S. Department of Commerce, Bureau of Census; the SANDAG 1991-96 Regional Housing Needs Statement; 1990 Department of Finance Population and Housing Estimates, 1990 information from the California Association of Realtors, 1990 Apartment Vacancy Rates, 1989 Quarterly Reports from the Center for Real Estate and Urban Economics, University of California, Berkeley; 1991 Permitting Fees Study from the San Diego County Building Industry Association.

E. General Plan Consistency

The housing element must be consistent with the rest of the General Plan. Housing must be viewed in a context that includes more than adequate shelter. The housing unit includes direct and indirect services as an integral part of the structure. External factors affect the adequacy of housing, including the quality of public services, aesthetics and visual characteristics, and proximity to related land uses. For example, one's house includes the use of the school, park, library, police, fire and other services associated with that unit at a particular location.

The 1990 Housing Element was prepared as an integral part of the General Plan and reviewed for consistency with its component element.

F. Citizen Participation

The importance of the Housing Element requires an opportunity for participation of citizens of all economic ranges. "The local government shall make a diligent effort to achieve public participation of all economic segments of the community ..." (Section 65583[c]). All Planning Commission and City Council meetings were public hearings, which followed the City's procedures for notice and outreach to the community. The Housing Element was distributed to the San Marcos branch of the County Library, City Hall, Chamber of Commerce, School District Offices, Palomar College, and EYE. Public notices to all City Council and Planning Commission meetings were made for interested parties to attend. This made the Housing Element available to all economic/interest groups within the community. Meeting dates of the Planning Commission and City Council were as follows:

Planning Commission (approve document to submit to HCD)	May 6, 1991
City Council (approve document to submit to HCD)	May 28, 1991
Planning Commission (approve final document)	August 19, 1991
City Council (approve final document)	Sept. 17, 1991

The document received further opportunities for review and comment prior to adoption as part of the City's procedures for distribution and notices for compliance with the California Environmental Quality Act (CEQA).

CHAPTER 3

NEEDS ASSESSMENT

NEEDS ASSESSMENT

A. Summary

This chapter provides a comprehensive analysis of the City's housing needs. It includes several subsections. The City profile identifies the context for the assessment as well as the rest of the housing element. A market analysis summarizes the supply and demand characteristics of the City. Additional analysis includes the identification of regional housing needs including very low, low, and moderate income levels, a discussion of the needs of special housing groups; an analysis of constraints, both governmental and non-governmental, to the improvement, maintenance, and development of housing; an inventory of land suitable for residential development; and a discussion of energy conservation opportunities for residential development.

B. City Profile

The City's profile consists of the special characteristics and factors that provide the setting for the housing element. San Marcos is located in the North Central portion of San Diego County, about 40 miles north of the City of San Diego. The City is approximately ten miles inland, and extends eastward approximately 6 miles.

Existing development in the City of San Marcos occupies much of the level valley floor. Undeveloped areas extend northward toward Twin Oaks and east and west in the main valley and up into the hillside areas. State Highway 78 and the Santa Fe Railroad run through the valley and bisects the City. Where feasible, the San Marcos existing sphere as well as the proposed expanded sphere boundaries were included in the analysis. Information pertaining to the proposed expanded City sphere could only be obtained for the years 1986 and 1988. Thus, caution should be taken in the comparison of geographic areas.

C. Market Analysis

The market analysis portion of the housing element examines the population and housing characteristics which largely determine the housing needs of the community. Such an analysis includes a discussion of the traditional indicators of supply and demand including those mandated by state law.

San Marcos has the highest rate of population growth in the region. It is crucial that public services expand to meet the needs of the increasing population and economic base. These services include water, sewers, streets, police, fire, schools, and recreation. It is also important to locate housing to be accessible to other functions such as employment, services, shopping, and transportation.

The development trends that shape the market reveal substantial development. Compared to the regional average population growth rate of 45.8 percent to the year 2010, the City of San Marcos's rate of growth is projected to be 4.5 times higher, and the existing City/Sphere is 3.5 times higher than the region. Within the proposed expansion of the San Marcos sphere the growth rate is projected to be 3.7 times higher than the regions growth rate to the year 2010.

1. Demand Analysis

(a) Existing Population

The population of the people living in the City of San Marcos was 17,479 in 1980. Based on the 1990 census, the population grew to 38,974. Thus, the City's population increased by approximately 21,495 people from 1980 to 1990, an increase of about 123 percent. The population of living in the City of San Marcos Sphere between 1986 and 1990 increased by 12,405 residents or 39.5 percent. The population in the expanded sphere increased by approximately the same rate growing in population of about 12,578 residents (Table 1).

City of San Marcos Housing Element
Table 1

POPULATION GROWTH
CITY OF SAN MARCOS AND SAN DIEGO REGION
1986-1990

<u>Year</u>	<u>San Marcos City</u>	<u>San Marcos Sphere</u>	<u>San Marcos Expanded Sphere</u>	<u>San Diego Region</u>
1986	20,900	31,387	32,437	2,165,700
1990	38,974	43,792	45,015	2,498,016
1986-1990*	18,074	12,405	12,578	332,313
1986-1990**	86.4	39.5	38.7	15.3
* Numeric Increase				
** Percentage Increase				

*Source: California State Department of Finance Population and Housing Estimates.
April 1st represents 1990 Census figures for the City of San Marcos and the San
Diego Region.*

(b) Projected Population

Population growth is the major determinant of housing needs. SANDAG's Series 7 Regional Growth Forecast provides a projection of population growth through the year 2010. These projections, which were developed using SANDAG's Regional Model System and policy information for all of the regions jurisdictions, provide a reasonable estimate of the growth potential for the City of San Marcos. According to the Series 7 projections (Table 2), the population within the City of San Marcos will grow by 23,268 or 57 percent between 1995 and 2010. The existing City Sphere is estimated to have a population of 81,511 by 2010 and the proposed expanded sphere is projected to have a population of 86,893 by the year 2010.

City of San Marcos Housing Element
Table 2

PROJECTED POPULATION
CITY OF SAN MARCOS
1995-2010

	<u>1995-2010</u>				
	<u>1995</u>	<u>2000</u>	<u>2010</u>	<u>Numeric Change</u>	<u>Percent Change</u>
City	40,725	46,977	63,993	23,268	57.1
Sphere	54,078	62,494	81,511	27,433	50.7
Expanded Sphere	57,613	66,469	86,893	29,280	50.8

Source: SANDAG Series 7 Regional Growth Forecast

(c) Household Size

Like age distribution, household size is an important market characteristic. Housing demand is shaped by the composition of its household sizes. The small household (1-2 persons per household) traditionally prefers units with 0-2 bedrooms while family

households (3-4 persons per household) prefer units with 3-4 bedrooms, and larger households (5 or more persons per household) prefer units with 4 or more bedrooms.

As the regional and national trends for smaller average household size impact the City, the household size composition will gravitate to the two and three person per household group. This is due to the decline of birth rates which is anticipated to continue its decline. In 1986, the household size was 2.72, in 1990 its estimated to be 2.70, and by the year 2010 its estimated to decrease to 2.53.

City of San Marcos Housing Element
Table 3

HOUSEHOLD SIZE
CITY OF SAN MARCOS
1990

<u>Household Composition</u>	<u>Households</u>	<u>Percent</u>
One person	2,136	15.8
Two person	5,407	40.0
Three person	2,136	15.8
Four person	2,122	15.7
Five person	1,068	7.9
Six or more persons	648	4.8
Total	13,517	100
Population per household	2.70	

(d) Ethnicity

Ethnicity of the population is important to the analysis of housing needs and conditions for several reasons. The cultural influences of ethnicity are often reflective of preferences for housing type, location of housing, associated services, and household composition. For example, the concept of "extended family" can have implications on the definition of overcrowding and housing conditions.

The population in San Marcos is predominantly Caucasian but includes several races and groups of Spanish origin. As listed in Table 4, the 1980 Census reported the City to be 84 percent White, about 13 percent Hispanic, three percent Asian/Other, and four-

tenths of one percent black. Based upon the 1990 Census, the ethnic composition of San Marcos has changed over the past ten years. The White population has decreased by 16 percentage points as a percent of the population since 1980, now representing 68 percent of the population (Table 5). The Hispanic population increased its representation by 14 percentage points since 1980, making up approximately 27 percent of the population in 1990. The Asian/Other population remained comparatively stable representing three percent of the 1990 population. The Black population went from 0.4 percent in 1980 to 1.3 percent of the population in 1990.

City of San Marcos Housing Element
Table 4

ETHNICITY
CITY OF SAN MARCOS AND SAN DIEGO REGION
1980

<u>Ethnicity</u>	<u>City of San Marcos</u>	<u>Percentage San Marcos Population</u>	<u>San Diego Region</u>	<u>San Marcos as Percentage of Region</u>
Hispanic	2,233	12.8	275,177	0.8
White	14,714	84.2	1,374,649	1.1
Black	76	0.4	102,165	.07
Asian/Other	<u>456</u>	2.6	109,855	0.4
			1,861,864	
Total	17,479			

Source: 1980 Census, STF1 and the San Diego Association of Governments

City of San Marcos Housing Element

Table 5

ETHNICITY
CITY OF SAN MARCOS AND SAN DIEGO REGION
1990

<u>Ethnicity</u>	<u>City of San Marcos</u>	<u>Percentage San Marcos Population</u>	<u>San Diego Region</u>	<u>San Marcos as a Percent of the Region</u>
Hispanic	10,702	27.5	510,781	2.1
White	26,469	67.9	1,633,281	1.6
Black	497	1.3	149,898	0.3
Asian/Other	1,306	3.4	204,056	0.6
Total	38,974		2,498,016	

Source: 1990 Census, PL94-171 and the San Diego Association of Governments

(e) Special Needs

(1) Handicapped

The housing needs of the handicapped are difficult to measure. The census information is limited to data on work and transportation disabilities. Moreover, the definition of handicapped/disabled varies from one service agency to another.

The handicapped segment of the population is increasing due to the lower fatality rate and/or higher longevity rates resulting from advances in the medical sciences. The special needs required for housing handicapped and disabled individuals include not only affordability but also special construction features to provide for adequate access of the occupant. The location of housing for disabled people is also important because such households may need access to a variety of social services and to specialized handicapped access facilities throughout the County.

SANDAG estimates that 7% of the total population in San Diego County has a disability¹. If that percentage were applied to the 1990 population of San Marcos (38,974), there would be approximately 2,728 disabled persons. Those disabilities which require special consideration in the provision of housing are: blind, deaf, amputation and orthopedic, epilepsy, heart disease, mental illness, and mental retardation.

Although cross-tabulations of income, household size, or race with a disability are not available, a significant portion of the handicapped households are estimates to occur within Section 8 income limits, especially those households not in the labor force. Thus, a significant portion of the lower income handicapped fall in the "in need" category. The California Right to Housing Campaign estimates 15 percent of handicapped households are below the poverty level. The combination of design and location requirements which are limited in supply and are more expensive affect the housing needs of the handicapped.

The aging population has a greater need for accessible housing. The percentage of the population with age-related problems that restrict movement is increasing. According to the California Department of Rehabilitation, while 23 percent of those aged 60-64 have a disability, that figure steadily increases to 51 percent for those aged 85 and over.

Housing location is crucial for those individuals that must rely on local programs that provide transportation. Housing for those with a public transportation disability should be primarily in areas of the City that provide such programs. Table 6 identifies the number of individuals in the City with

¹A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that (a) is expected to be of long-continued and indefinite duration, (b) substantially impedes his or her ability to live independently, and (c) is of such a nature that the ability could be improved by more suitable housing conditions.

a public transportation disability and shows that this disability is found disproportionately among individuals 65 and over.

City of San Marcos Housing Element
Table 6

**PUBLIC TRANSPORTATION DISABILITY
CITY OF SAN MARCOS
1990**

<u>Age Group</u>	<u>Total Population</u>	<u>Percent of Age Group</u>
Age 16 to 64	371	1.7
Age 65 and over	817	13.8
Total	1,188	15.5

Source: SANDAG January 1, 1990 Population Estimate; 1980 U.S. Census

(2) Elderly

Many elderly households need small "efficiency" units to make independent living possible. Elderly persons, on limited incomes, have difficulty finding affordable housing. Where elderly persons can live with other family members or can afford to maintain their own home, their housing needs can be met. Many single elderly persons need some form of housing assistance.

In San Marcos, 2,721 persons or 16 percent of the population in 1980 was 65 or older, by 1988 an estimated 5,656 persons (22 percent) of the population was 65 or older (Table 7). This represents an increase in the elderly (65+) population of 52 percent since 1980.

City of San Marcos Housing Element
Table 7

PERCENT OF ELDERLY (65+)
CITY OF SAN MARCOS
1980 & 1988

<u>Year</u>	<u>Elderly 65 + Population</u>	<u>Percent of San Marcos Total Population</u>
1980	2,721	15.6
1988	5,656	21.5

Source: SANDAG 1988 Age Estimates

The 1980 Census identified 1,653 elderly households (65 and older) of which 207 were renters, or 13 percent of all households. The City's 1980 percentage was applied to the estimated 1988 elderly households of 3,535 of which 460 would be renters because the 1990 Census information available at the time the element was prepared only identified population over 18 years.

(3) Large Households

Large households are defined as those households with five or more persons. Large households generate a need for units with more than three bedrooms. This housing is more expensive and, due to the higher expenses associated with larger households, less affordable for low and moderate income households. The City had 789 such households in 1980, or 13 percent of the occupied housing units. Approximately 203 (26 percent) of these households were renters. Using the 1980 percentage of large households and applying it to the City's January 1, 1990 occupied housing unit estimate of 13,517, large households would make up

approximately 1,757 households. Renters would represent approximately 457 of the large households.

(4) Single Parent Households

Single individuals with dependent children represent another important group with special housing needs. Information concerning direct income for single parent households with children is unavailable. The housing needs of single parent households have increased in recent years. The single employed parent typically desires minimal maintenance housing which is near employment, schools, shopping, day care, and recreational areas. The housing needs of this group generate special concern because the single parent household tends to have a lower income and a higher need for social services.

However, the poverty status of female-headed families is illustrative of the needs of this special group. Therefore, the proportion of single-parent households with children forms a significant portion of lower income households in "need". Although no direct measurement of this need has been provided, the census information provides an indication of the magnitude of such needs. The 1980 Census identified 324 female headed households with children, representing five percent of the City's households. Applying this percentage to the City's January 1, 1990 occupied housing unit estimate would result in an estimate of approximately 676 female headed households.

(5) Military

The military population's influence on the demand for housing takes two forms; (1) the existing service households trying to find housing; and (2) former (either retirement or non-retirement separations) service household trying to find housing.

The most recent statistics from the Navy Housing Referral Office estimates that county wide, approximately 40,000 military families are eligible for housing while only 6,439 government owned family housing units are available. The major concentrations of military population in North County center around Camp Pendleton. This Marine Base Camp is a substantial installation that provides some military housing on base. However, due to long waiting lists and eligibility requirements, a substantial portion of the military personnel seek housing outside the camp. Military personnel that reside off base are concentrated in Oceanside and San Clemente. The San Marcos' market provides a relatively small percent of this housing need.

(6) Student Housing

Student housing is considered a factor that affects housing availability. Although students may produce only an individual temporary housing need, the impact upon housing demand and post-study residence is critical in the immediate university areas.

Palomar College is located in San Marcos and is a two year institution. Total enrollment at Palomar College in the Fall 1990 was 24,508. Part time students made up approximately 73 percent of the total enrollment (17,959 students). Palomar College does not provide housing on campus, thus students must find affordable housing within the community.

The opening of the California State University campus in San Marcos will have a major impact on housing in the future. Presently, enrollment is less than 1,000 at an off site location. The University estimates enrollment of 3,500 full time students by the Fall semester of 1992 and eventually enrollment of 25,000 full time students². However, no housing will be provided on campus until the mid-1990's.

²Source: San Marcos State University Office of Administration and Records.

However, the City will initiate the planning necessary to prepare for the anticipated influx of students during this housing element's time frame.

The same market forces that impact the lower income housing population will influence student housing. The high cost of housing, condominium conversions, and student restrictions make it difficult for students to find affordable housing. This influence is extended beyond graduation and has a detrimental impact upon the region's economy. The recent graduates provide a specialized pool of skilled labor that is vital to the region; however, the lack of affordable housing often leads to their departure from the region.

(7) Homeless

The most recent legislation governing housing element State Government Code (65583(a)(6)) mandated that municipalities address the special housing needs of the homeless within their jurisdictional boundaries. The homeless are defined as individuals that lack a fixed and adequate nighttime residence. The primary residence of the homeless are:

- Publicly or privately operated emergency shelters.
- Streets, parks, abandoned buildings, automobiles, or in any other public or private place not intended to be used as regular sleeping accommodation for humans.
- In temporary makeshift arrangements in the accommodations of others.

The homeless population in the San Diego region includes a variety of people such as families, single parents with children, single women, single men, farm workers, veterans, employed, unemployed and the unemployable, mentally ill, developmentally disabled, alcohol and drug abusers, runaways and throwaway youth, and victims of domestic

violence. Families are considered to be the largest growing sector of the homeless population. According to nationwide statistics, up to 40 percent of the homeless are families with children.

An exact count of the homeless is difficult to estimate because they are highly mobile, and are reluctant to volunteer information. For the first time the 1990 Census made an attempt to count the homeless. Census Bureau figures reported that there were 20 persons visible in street locations within the City of San Marcos. However, approximately 431 of the urban homeless population serviced by the North County Interfaith Council claimed San Marcos as their place of residence³. Of all the homeless serviced by the Interfaith Council 25 percent were single men, 7 percent single women, 11 percent were one parent families, 14 percent were two parent families, 4 percent were married without children, and 39 percent of those serviced were children.

<u>Single Adults</u>	<u>Children</u>	<u>Married w/o Children</u>	<u>Families with Children</u>	<u>Total</u>
2,219(32 %)	2,669(39 %)	292(4 %)	1,720(25 %)	6,900(100 %)

(8) Farmworkers

The housing need of the farmworker are also difficult to quantify because they reside in the canyons and hillsides and do not respond to surveys and questionnaires. The 1980 Census provided indirect measurements of the extent of farmworkers. The undocumented immigrant and migrant worker form a substantial part of the farmworker population. The ability to gather information about the farmworker is limited because they are so mobile and reluctant to participate in any survey. Local immigration and Naturalization Service Officials have estimated that up to 80 percent of "migrants" in north San Diego County received

³Source: North County Interfaith Council, Inc. August 1, 1989-July 30, 1990

temporary work pursuant to the Immigration Reform and Control Act's Amnesty Provisions. The approval rate for adjustment to permanent residence is extremely high - currently running at 95 percent of all applications. The high cost of housing and low wage scale has forced a significant population to seek housing alternatives (spider holes and underbrush encampments). Several trends will aggravate this special housing need: (1) the families are increasingly joining the workers and (2) the year-round nature of the region's agricultural base. The 1980 Census provided few indicators of the potential farmworker population.

Farmworkers are defined as those households whose wage earners make their living through seasonal agricultural work and who move with the seasons to different farming areas or communities. Permanent residents who work in agriculture doing similar work, but who live in San Marcos the entire year, are included in the City's estimates of households needing assistance due to affordability. The 1980 Census stated that approximately 407 individuals were employed in the agriculture, forestry, fisheries and mining industries. While these indicators do not directly measure the farmworker population (nor the housing needs of farmworkers), it does suggest that the farmworker has a need for housing.

In addition to the growth in flower and foliage production, fruit production has experienced a rapid expansion in San Diego County over the past decade. Moreover, the work force involved was so largely undocumented prior to employer sanctions taking effect (December 1, 1988) that the ten year-old census numbers are not reliable indicators to gauge farmworker housing needs.

It is estimated by the County of San Diego Housing Authority that approximately 459 migrant workers and 1,021 permanent farmworkers reside in the City of San Marcos. These figures are based on estimates provided by the U.S.

Department of Health and Human Services, the California Employment Development Department and data from the County of San Diego Department of Education - Office of Migrant Services.

(f) Age of Population

Age distribution is an important market characteristic, because housing demand within the market is influenced by the housing preferences of these age groups. Demand for housing that responds to the young adult population (18-34 years old) traditionally takes the form of apartments, low to moderate cost condominiums, and smaller single family units; the 35 to 64 year old group generates demand for moderate to high cost apartments and condominiums and larger single family units; the 65 years and older group generates demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. Many seniors also live in older larger houses that was the family's home.

The City's population has aged slightly since the 1980 Census. The population 65 and older now represents a larger proportion of the population in 1988 than it did in 1980 (Table 18). The younger population as a percent of the total population is somewhat smaller. The population is projected to age in accordance with regional and national trends. Estimates by SANDAG for the age distribution of the City support those projection: the median age has increased from 31.2 years in 1980 to 34.8 years in 1988.

City of San Marcos Housing Element
Table 8

AGE DISTRIBUTION
CITY OF SAN MARCOS
1980 & 1988

<u>Age Group</u>	<u>1980</u>	<u>Percent of Population</u>	<u>1988</u>	<u>Percent of Population</u>
0-17	5,046	29	7,192	27
18-34	4,926	28	6,076	23
35-64	4,786	27	7,358	28
65+	<u>2,721</u>	<u>16</u>	<u>5,656</u>	<u>22</u>
Total	17,479	100	26,282	100
Median Age	31.2		34.8	

Source: 1980 U.S. Census and SANDAG 1988 Age Estimates

(g) Income

Two sources of income information are provided in this section. The first source Table 9 is based on 1990 estimate data for each city from SourcePoint analysis. The second source Table 10 is based on U.S. Department of Housing and Urban Development (HUD) estimates. The HUD figures are used to define eligible income levels for the housing programs.

Income characteristics (Table 9) of the population are important market indicators because they influence the range of housing prices in the community and the ability of the population to afford housing. The City of San Marcos has historically had a median income higher than the median income of the region. In 1980, the regional median household income was \$17,107 and \$18,250 in the City of San Marcos. In 1990, the median household income in the region was

estimated to be \$33,720, while the City of San Marcos had a median household income of \$35,128. SourcePoint has produced projected income for 1995 by zip code. For the City of San Marcos (zip code 92069) the median household income in 1987 dollars for 1988 was \$33,262 and by 1995 is estimated to be \$33,454. However, these estimates should not be compared to the above figures due to the different geographic areas.

City of San Marcos Housing Element
Table 9

HOUSEHOLD INCOME DISTRIBUTION
CITY OF SAN MARCOS
1980 & 1990

Household Income	1980		1990	
	<u>Households</u>	<u>Percent</u>	<u>Households</u>	<u>Percent</u>
Less than \$10,000	1,366	22	640	5
\$10,000 - \$14,999	1,105	18	795	6
\$15,000 - \$24,999	1,874	30	2,458	18
\$25,000 - \$34,999	1,169	19	2,837	21
\$35,000 - \$49,999	557	9	3,406	25
\$50,000 and over	<u>152</u>	<u>2</u>	<u>3,382</u>	<u>25</u>
Total	6,223	100	13,518	100
Median Income	\$18,250		\$35,128	

Source: 1980 U.S. Census and SANDAG 1990 Household Income Estimates

The distribution by four income groups (very low, low, moderate, and all others) can be analyzed using the following income categories as defined by the U.S. Housing and Urban Development for San Diego County in 1990 (Table 10) with an estimated median family income of \$41,300 for the San Diego region.

- Very low income families are defined as those families whose annual income equals 0 to 50 percent of the regional median income. (from \$0 to \$20,650). (Adjusted for family size)
- Low income families are defined as those whose annual income equals 50 to 80 percent of the regional median income. (from \$20,650 to \$33,040). (Adjusted for family size)
- Moderate income families are defined as those families whose annual income equals 80 to 120 percent of the regional median income. (from \$33,040 to \$49,560). (Adjusted for family size)
- All others are defined as those families whose annual income exceeds 120 percent of the regional median household income. (Over \$49,560)

City of San Marcos Housing Element
Table 10

INCOME LIMITS BY CATEGORY
SAN DIEGO REGION
1991

Income Category*

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>
Very Low	\$14,450	\$16,500	\$18,600	\$20,650	\$22,300	\$23,950
Low	\$23,150	\$26,450	\$29,750	\$33,050	\$35,700	\$38,350
Median	\$28,938	\$33,063	\$37,188	\$41,313	\$44,625	\$47,938
Moderate	\$34,725	\$39,675	\$44,625	\$49,575	\$53,550	\$57,252

* Based on median income of \$41,300 for the San Diego region 1991

Source: U.S. Housing & Urban Development and State Housing & Community Development

A recent SANDAG report identified the number of households (regionwide) that would fall into the four income categories from 1988-1990 (Table 11). The number of households falling into the very low, low, moderate, and all others were determined using SANDAG's income forecasting model. This model was developed by SANDAG for the purpose of providing a method for projecting the distribution of households by income levels for the region. (Refer to the Program Section of this report for a definition of affordable housing).

City of San Marcos Housing Element
Table 11

HOUSEHOLDS BY INCOME GROUP
SAN DIEGO REGION
1988-1991

	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>All</u> <u>Others</u>	<u>Total</u> <u>Households</u>
	(0-50%	(50-80%)	(80-120%)	(120+)	
1988	178,338	157,818	156,746	353,262	846,164
1989	184,951	160,512	158,949	362,822	867,234
1990	191,533	163,056	161,011	372,185	887,785
1991	198,157	165,536	163,007	381,505	908,205

Source: SANDAG Report; Evaluation of the Housing Market for very low, low, and moderate income households in San Diego County

(h) Employment

Employment Characteristics are important to housing market analysis because employment is directly related to income and ability to afford housing. In addition, the relationship between the location of housing and the location of employment has an impact upon transportation systems. San Marcos is emerging as a major employment center in north San Diego County. The development of existing and future major employers such as Scripps Memorial Hospital, San Marcos State University is anticipated to stimulate other development and will bring about additional employment opportunities. As increased employment opportunities attract employees to the area, a need for lower wage labor for the commercial and service centers of the City will also increase. Thus, local affordable housing will become even more important of a need than in the previous five years.

In 1988 there were 21,662 persons employed in the City of San Marcos (Table 12). Durable manufacturing made up 21 percent of that employment, while construction made up 16 percent of employment and retail trade and services employment each represented approximately 15 percent of the employment in the City during 1988. SANDAG estimates that the City/Sphere's employment growth rate will be 1.4 times higher than the region's from 1986-2010.

Information from the California Employment Development Department estimates that the region's annual rate of growth in employment from 1980 to 1985 was 4.1 percent. San Diego County employment is estimated to have increased from 840,407 in 1980 to 1,163,156 in 1988 with the largest relative increases occurring in finance, insurance & real estate (F.I.R.E.) services (64.4%) and wholesale trade (61.7%). These employment opportunities will continue to generate a need for housing for households throughout all income ranges.

This employment profile indicates a need to continue the construction of housing in response to the regional share and that

these new employees will require some low, substantial moderate, and some high cost housing.

City of San Marcos Housing Element
Table 12

EMPLOYMENT
CITY OF SAN MARCOS
1988

<u>Industry</u>	<u>Employment</u>	<u>Percent of Total Employment Base</u>
Agriculture and Mining*	661	3
Construction	3,524	16
Non-Durable Manufacturing	1,276	6
Durable Manufacturing	4,482	21
Transportation, Communication & Utilities	473	2
Wholesale Trade	2,035	9
Retail Trade	3,201	15
Finance, Insurance, & Real Estate (F.I.R.E.)	705	3
Services	3,207	15
Government	<u>2,098</u>	<u>10</u>
Total	21,662	100

Source: SANDAG 1988 Regional Employment Inventory

2. Supply

(a) Existing Housing

The supply characteristics are the other components of the Market Analysis. Demand is people oriented; supply is unit oriented. The total supply of housing for the City of San Marcos was estimated by DOF to be 14,658 units in 1990⁴ (Table 13). The housing is predominantly single family (47%), decreasing from 60% percent in 1980.

City of San Marcos Housing Element
Table 13

**TOTAL OCCUPIED HOUSING
CITY OF SAN MARCOS
1980-1990**

	<u>Single Family</u>	<u>Two to Four Units</u>	<u>Five or More Units</u>	<u>Mobile Homes</u>	<u>Total Occupied</u>	<u>Vacant Units</u>	<u>Total Units</u>
1980	3,926	197	512	1,607	6,242	266	6,508
1981	4,172	227	581	1,742	6,379	343	6,722
1982	4,198	245	581	1,767	6,514	277	6,791
1983	4,219	251	581	1,798	6,680	169	6,849
1984	4,372	275	710	1,820	6,825	352	7,177
1985	4,547	283	1,056	2,012	7,271	627	7,898
1986	4,645	297	1,500	2,017	7,636	823	8,459
1987	4,782	345	1,912	2,140	8,495	684	9,179
1988	5,061	361	2,795	3,003	9,902	1,318	11,220
1989	6,563	397	3,454	3,558	12,611	1,361	13,972
1990	6,952	397	3,754	3,555	13,517	1,141	14,658

Source: California Department of Finance, and 1980 U.S. Census

⁴At this time the 1990 Census figures for total housing units is not broken down by type, therefore the DOF 1990 estimate was used. The DOF total housing unit estimate is 182 units higher than the 1990 Census figure.

(b) Projected Housing

The San Diego region is projected to add 439,656 occupied housing units between 1986 and 2010, an increase of 58 percent. The City of San Marcos is expected to see an increase of 17,609 occupied housing units, an increase of 232 percent between 1986 and 2010.

For the same time period the City of San Marcos sphere is projected to increase the number of occupied housing units by 21,075, an increase of 176 percent. Within the proposed expanded San Marcos sphere the number of occupied housing units is expected to increase by 22,764, an increase of 185 percent by the year 2010.

Regionwide, growth in multiple family units will average about 2.2 percent per year to the year 2010, exceeding the increase of 1.8 percent per year in single family units. During the forecast period 1986-2010, the cities of North County will experience some of the largest increases in occupied housing units.

Within the City of San Marcos/Sphere multiple family units will increase by about 7.3 percent per year to the year 2010, while the single family market will increase by 4.2 percent per year to the year 2010. The proposed expanded sphere is expected to have an increase in the multiple family housing stock of 7.4 percent per year, while single family units will increase by 4.4 percent per year to the year 2010.

(c) Housing Costs

Although the term "Housing Needs" includes such components as total unit number and types, age and condition, vacancy rates and overcrowding, the most overwhelming problem facing San Marcos is the cost of housing. Of course, this problem is shared throughout the San Diego County housing market. The factors contributing to the rapid acceleration of property values and housing costs are numerous and are discussed in greater detail in the housing constraints section.

According to DataQuick Information Systems, the 1990 price range for single family resale homes in the City of San Marcos averaged from \$92,000 to \$285,000. The median price for a home in San Marcos was \$166,000, and \$180,000 for the region. The San Diego Chamber of Commerce has estimated the annual median price of new homes for San Diego County has risen from \$118,500 in 1985 to its present level of \$180,000, an increase of 52 percent.

City of San Marcos Housing Element
Table 14

**MEDIAN PRICE OF NEW HOMES
CITY OF SAN MARCOS & SAN DIEGO REGION**

	<u>San Marcos</u>	<u>San Diego Region</u>
1985	n/a	\$118,500
1990	\$166,000	\$180,000

Source: The San Diego Union Sept. 30, 1990; DataQuick Information Systems

Using the standard that lower income households should spend no more than 30 percent of their income for housing, the median priced home would be unaffordable to most households based on San Marcos' 1988 median household income of \$31,136. Furthermore, in 1988, the California Association of Realtors estimated that only 26 percent of all qualified households in the San Diego region could afford to buy the median priced home.

The 1980 Census documented the cost of existing rental housing in the City of San Marcos. Table 15 shows the amount of money paid by renters in both multiple family and single family units. The median rent paid for all types of rental housing was \$630 in January 1990.

City of San Marcos Housing Element
Table 15

RENTAL COSTS
NORTH COUNTY AREA
JANUARY , 1990

<u>Type of Housing</u>	<u>Average Monthly Rent*</u>
Studio	\$441
One-Bedroom	\$554
Two-Bedroom	\$659
Three-Bedroom	\$777
Average Rent	\$630

* Unfurnished units, tenant pays utilities

*Source: Park Weaver Realty-Apartment Brokerage/Multifamily/Research,
January 1990*

(d) Tenure

Ownership rates are important because they are directly related to housing types and turnover rates. Of the City's 6,242 occupied housing units in 1980, 76 percent were owner occupied (Table 16). The increasing costs of home ownership suggests that the rate of ownership will decrease. Based on the Urban County HAP (which includes the City of San Marcos) the owner renter ratio had dropped to 58/42 percent by 1988.

City of San Marcos Housing Element
Table 16

TENURE-OCCUPIED HOUSING UNITS
CITY OF SAN MARCOS
1980 & 1988

<u>Tenure</u>	<u>1980</u>		<u>1988</u>	
	<u>Households</u>	<u>Percent</u>	<u>Households</u>	<u>Percent*</u>
Owner	4,744	76	5,743	58
Renter	<u>1,498</u>	<u>24</u>	<u>4,159</u>	
				<u>42</u>
Total	6,242	100	9,902	100

* Based on standard occupied units from the Urban County Housing Assistance Plan (HAP) 1988.

Source: 1980 U.S. Census and 1988 Housing Assistance Plan Methodology

(e) Condition

Although the 1980 Census did not include statistics on housing condition, upon observation, it did include statistics that correlate very closely with substandard housing. The three factors most commonly used to determine housing conditions are lack of plumbing facilities, age of housing, and overcrowding. The scope of rehabilitation needs can range from minor to substantial. Where it is not financially feasible to rehabilitate the units, replacement housing may be required. The 1980 Census, using lack of plumbing as a primary indicator of substandardness, counted 16 units as lacking "complete plumbing for exclusive use".

(f) Age of Housing Stock

Like most cities of Southern California, the majority of housing stock in San Marcos has been recently constructed. The age of housing in the City is an important characteristic of supply because it is an indicator of the condition of the City's housing. Many federal and state programs use age of housing as a factor in determining housing needs and the distribution of funds for housing and/or community development. For those purposes, the most significant measure of the age of housing is the number of units built before 1940. Regionwide, 8.9 percent of the total housing stock was constructed prior to 1940. In the City of San Marcos, one percent of the housing stock was built prior to 1940. Table 17 shows that almost 91 percent of the housing units have been added since 1970.

City of San Marcos Housing Element
Table 17

YEAR OF HOUSING CONSTRUCTION
CITY OF SAN MARCOS
1940-1990

<u>Year Built</u>	Occupied			<u>Total</u>	<u>Percent</u>
	<u>Renter</u>	<u>Owner</u>	<u>Vacant</u>		
Before 1940	55	66	7	128	1
1940-1950	45	32	15	92	1
1950-1960	125	204	0	329	2
1960-1970	248	551	16	815	5
1970-1980	1,025	3,891	202	5,118	35
1980-1990	n/a	n/a	n/a	8,139	56

Source: 1980 U.S. Census and 1990 California Department of Finance Estimates

(g) Assisted Housing

According to SANDAG's Regional Housing Needs Performance Report (1990) the City of San Marcos prior to 1980 provided 24 certificates through the Section 8 program and 80 subsidies through the Farmer Home Administration, however the 80 FHA subsidies were sold in 1984. From 1980 to 1985, the City added 69 certificates. From 1985 to 1990, the City provided a total of 93 lower income households with affordable housing assistance through both guaranteed and potential subsidies. That figure represents 41 percent of the City's five-year goal, in addition it represents 0.7 percent of the total lower income housing needs provided in the region⁵. Table 18 lists the progress the City has made since 1985. Subsidies are categorized as guaranteed and potential.

City of San Marcos Housing Element
Table 18

ASSISTED HOUSING: GUARANTEED & POTENTIAL
CITY OF SAN MARCOS
1985-1990

	<u>Elderly</u>	<u>Family</u>	<u>Total</u>	<u>Type</u>
Guaranteed Subsidies:				
County Housing Authority	-9	11	2	1985-90 Sec. 8 (Existing)
County Housing Authority	<u>4</u>	<u>34</u>	<u>38</u>	1985-90 Voucher (Existing)
Subtotal	-5	45	40	
Potential Subsidies:				
Madrid Manor MHP	19	0	19	1986 Redev. Asst. (New)
Nonar Dev. Co.	<u>0</u>	<u>34</u>	<u>34</u>	1986 Mort. Rev. Bond (New)
Subtotal	<u>19</u>	<u>34</u>	<u>53</u>	
Grand Total	14	79	93	

Source: SANDAG 1990 Housing Needs Performance Report for the San Diego Region

Guaranteed subsidies include programs for which a lower income household is guaranteed to spend no more than 30% of their income on housing. Potential subsidies include programs which could be affordable (e.g. based on rents) but does not guarantee that a household will spend no more than 30% of its income on housing.

⁵ SANDAG's 1990 Housing Needs Performance Report for the San Diego Region 1980-1990

3. Supply-Demand Indicators

(a) Overcrowding

Overcrowding is a measurement of the number of people in a house. It can serve as a warning sign that a community does not have an adequate supply of affordable housing and/or housing units for large families. The combination of low wages and high housing costs have forced many low income households to live in an extended family environment or double up. The term "overcrowded" is applied to units with more than 1.01 persons per room per unit. According to the 1980 Census data, San Marcos had 230 (owners:93, renters:137) overcrowded units accounting for 3.6 percent of the City's total occupied housing units (Table 19). Applying the 1980 percentage to the City's current 1990 estimate of occupied housing units, it can be determined that the City would have approximately 487 (owner:195, renters:292) overcrowded units.

City of San Marcos Housing Element

Table 19

PERSONS PER OCCUPIED HOUSING UNIT SAN MARCOS HOUSING ELEMENT SAN MARCOS AND SAN DIEGO REGION 1980

Persons Per Unit	Total Units	Overcrowded Units as % of City's Units	Region's Total Units	Overcrowded Units as % of Region's Units	San Marcos % of Region's Overcrowded Units
1 or less	6012	--	670,094	--	
1.01-1.5	146	2	21,473	3	.3
1.51 +	84	1	15,581	2	.2
Total	6,242	3	707,148	5	.5

Source: 1980 U.S. Census

(b) Affordability

The dynamics of demand and supply can be indicated by measuring the portion of a household's income that is spent for housing. For renters, the portion spent on housing is the sum of rent plus utilities. For owners, it is principle plus utilities. The measurement is often expressed in terms of overpayers, households paying an excessive amount of income for housing. This indicator is an important measurement of local housing market conditions because it not only reflects the affordability of housing but is also a standard that federal and state agencies use to determine the extent and level of housing and community development assistance allocated to the household and the community.

The standard measurement of housing affordability used by agencies is that very low and low income households should spend no more than 30 percent of their income for housing. In 1980, of the City's 2,372 lower income households, approximately 33 percent (783 households) paid more than 30 percent of their income for housing costs. All of these households had incomes of 80 percent or less of the median household income for San Diego County. In 1988, of the estimated 3,268 lower income households, approximately 1,917 households with household incomes of 80 percent of the regional median were paying 30 percent or more for housing. Table 20 illustrates the number of households who are owners or renters and who have household incomes of less than 80 percent of the regional median income and are overpayers.

City of San Marcos Housing Element

Table 20

VERY LOW AND LOW INCOME OVERPAYERS*

CITY OF SAN MARCOS

1980 & 1988

	<u>Renters</u>		<u>Owners</u>		<u>Total</u>	
	<u>Very Low</u>	<u>Low</u>	<u>Very Low</u>	<u>Low</u>	<u>Very Low</u>	<u>Low</u>
1980	294	163	153	173	447	336
1988	935	526	214	242	1149	768

Source: 1980 U.S. Census, 1988 Urban County Housing Assistance Plan (HAP)

*Overpayers are represented by households paying more than 30 percent of their gross household income on rent.

It is not possible to estimate the current distribution of owner and renter units by income group because 1980 Census is too antiquated and 1990 Census detailed counts were not available during preparation of the Housing Element. However, a program has been established that schedules such an activity for 1993.

(c) Vacancy

The condition of the housing stock in the City is a composite of the factors discussed in the previous pages: recent construction, little overcrowding, adequate facilities, and high owner ratios. In addition, the balance between supply and demand in the City's housing market is another indicator of the market dynamics. One of the measurements most often used to gauge this balance is vacancy rates. High vacancy rates usually indicate low demand and/or low supply conditions in the housing market. However, vacancy rates must be viewed in the context of all the characteristics of the local and regional market.

Several sources monitor vacancy rates: The California Department of Finance, Census Bureau, Park Weaver Realty, and the Federal Home Loan Bank Board (FHLBB) of San Francisco. The vacancy rates determined by the U.S. Census Bureau, and the California Department of Finance, are census driven and therefore generally report higher vacancy rates. The Federal Home Loan Bank Board conducted annual vacancy surveys of the cities in the region until 1988, and gathered information by zip code. According to FHLBB, the City's overall vacancy rate in 1988 was about five percent; two percent for single family detached units, seven percent for single family attached units, and 11 percent for multiple family units. SANDAG estimates that for all occupied housing in the City of San Marcos approximately 4 percent were vacant as of January 1, 1990, compared to 12 percent recorded by the 1980 Census.

Vacancy rates which indicate "market balance" (a condition where rates indicate an acceptable level of vacancy taking remodeling, seasonal variations and turnovers into account) are generally accepted to be from 3.0 percent for single family to 5.0 percent for multiple family units. The vacancy rates in the City do have housing market implication:

- The value and rent of all housing may increase during the time of the Housing Element in response to the market condition.
- The supply of affordable units is scarce. The multiple family housing may decrease during the time of the Housing Element in response to accelerating costs of housing.

4. Constraints

This section of the Housing Element includes a discussion of the constraints upon the maintenance, improvement or development of housing for all income levels. The constraints are discussed in two contexts:

- **Governmental:** Including land use controls, building codes, site improvements, development fees, and processing and permit procedures.
- **Non-governmental:** Including the availability of financing, price of land, and the cost of construction.

(a) Governmental Constraints

The following section includes a discussion of the constraints on the operation of the private sector which make it difficult to meet the demand for affordable housing for all income levels. These constraints have to be understood in order for the City of San Marcos to design effective mechanisms for encouraging the production of affordable housing.

(1) Land Use Constraints

The land use policies of the City have a direct impact upon the provision of affordable housing. The General Plan designates substantial areas of land for residential development. The Zoning Ordinance permits a wide variety of residential uses, including mobile homes, and encourages senior and affordable housing. The City complies with all state and federal requirements for environmental review, which is part of development costs mandated by law.

A General Plan is a comprehensive, long-range and general policy statement for the whole community. In contrast, a zoning ordinance is specific, immediate and limited primarily to control of private land development. By providing controls over land use, heights and volumes of buildings, and open space on a site, the zoning ordinance is the single most important tool for carrying out the General Plan. It must insure high standards of development without unduly restricting private initiative or causing excessive development costs.

The existing zoning designates approximately 11,000 acres available for residential development. However, a new proposed comprehensive ordinance, tailored to the needs and desires of the City is being prepared and has been budgeted for this fiscal year.

The zoning ordinance should allow and encourage a certain amount of flexibility in land development practices for residential dwelling groups. In line with modern trends, provisions for cluster development of apartments, SROs, and town houses on small lots, with common open space are provided. Within residential zoning districts there are minimum development standards. Single family residential standards for front yard setbacks range from 50 feet to 60 feet from the center line while side yard setback vary from 7.5 feet to 15 feet from the property line. Rear yard setbacks range from 20 feet to 40 feet from the property line. All single family residential development is limited to 35 feet or two stories with two car garages. Multi-family residential development has front yard setbacks of 50 feet from the center line and 5 to 10 feet for side yard setbacks from the property line, and 25 feet rear yard setbacks. Height limitations for multi-family development is two stories or 35 feet which allows for the construction of three story apartments. Parking requirements for multi-family development varies between two per unit to three per each three units. Open space is required in multi-family developments, common area open space is 1/3 of the floor area and private open space for ground level units is 250 square feet and above ground units require 50 square feet.

All development requirements are of the standard type that most jurisdictions in the State of California subscribe. The current and proposed zoning will allow the City to meet its regional share of housing need. In addition, the City believes that these zoning requirements do not constrain the development of affordable housing. At this time multi-family development is taking place on land zoned 20-30 du's/acre, where 15 percent of the units are reserved as affordable. The City also requires that developments of four units or more reserve 15 percent of the development low income households as a requirement of the inclusionary program. The SRO program will also supply affordable housing within the City, and can be development on land zoned at the low to mid density range. The City has established a program which will require monitoring and evaluation to insure the availability of sites for affordable housing development and regional share requirements.

(2) Codes/Processing

The City adopted and enforces the Uniform Building Code which ensures that all housing units are built to specified standards. The code is substantially determined by the International Conference of Building Officials and the State of California. The City has very little authority to review or modify them to determine where standards could be reduced without substantially affecting safety or quality.

The amount of time involved in processing applications/permits depends on the type and the applicant's compliance with the city's ordinances and the completeness of the applications. Certain types of applications/permits are discretionary and require a public hearing, while others are processed administratively. Through administrative approval, the applicant by-passes the public hearing requirement and shortens the processing time. Some projects may take a long time to secure final approval. However, these projects generally have significant environmental impacts or may involve plan amendment, or rezoning. The developers may be responsible for delays by failing to provide information or requesting continuances. Permit approval in these

circumstances requires more time for public notice, public hearings and negotiations of design modification to resolve problems. On average "Case Review" takes about three weeks of City staff time and applicant dependent time. This period covers application review, E.I.R. if necessary or negative declaration. The "Action" time of the process can take from four to six weeks of City staff time. This includes administrative project approval, Planning Commission and City Council hearings and final approval. "Plan and Permit Processing" involves three weeks of City staff time and applicant dependent time which averages about six weeks. This process includes plan submittal, plan revisions, final plan approval and issuance of permits. Under the Affordable Housing Programs incentives have been set up to expedite processing. (see Programs Chapter 5). The City is developing affordable housing programs as part of the housing element which will include incentives such as fee waivers and expedited application processing.

(3) Facilities Financing

The City of San Marcos does not have any growth control measures, however, the Public Facilities Financing Plan provides for the financing of public facilities and is financed by development within the City. Implementation of the Public Facility Financing Plan went into effect September 13, 1990 to finance the following five public facilities:

- SR-78 Interchange Improvements
- Flood Control/Drainage
- Parks
- Geographic Information System
- Neighborhood Major Circulation streets

Fees are based on the type of development or by dwelling units/acres (Table 21), however, affordable housing units for very-low and low income persons are currently exempt from

these fees. Ultimately, the impact of these facility fees may be passed on the home buyer by the developer making affordable housing more difficult to provide. However, the fees are necessary in order to provide needed services for new development.

City of San Marcos Housing Element
Table 21

PUBLIC FACILITY FINANCING PLAN
CITY OF SAN MARCOS
1990

<u>Land Use</u>	<u>Units/Acre</u>	<u>SR-78</u>	<u>Parks</u>	<u>GIS</u>	<u>Circ. Streets</u>	<u>Drainage</u>	<u>Total</u>
Single Family	10,456 DU	\$1,084	\$3,414	\$39	\$1,915	\$1,343-\$10,474	\$7,795-\$16,926
Multi-family	4,948 DU	\$651	\$3,414	\$164	\$1,148	\$1,343-\$10,474	\$6,720-\$15,851
Commercial	431 AC	\$43,369		\$164	\$25,530	\$1,343-\$10,474	\$60,406-\$79,537
Office/Prof.	121 AC	\$35,527		\$164	\$19,148	\$1,343-\$10,474	\$56,182-\$65,313
Light Indust.	470 AC	\$6,504		\$164	\$11,488	\$1,343-\$10,474	\$19,499-\$28,630
Industrial	156 AC	\$13,001		\$164	\$15,318	\$1,343-\$10,474	\$29,499-\$38,630
Bus. Park	370 AC	\$21,684		\$164	\$25,530	\$1,343-\$10,474	\$48,721-\$57,852

Source: City of San Marcos Public Facility Fee Information 11/27/90

(4) Development Fees

A survey of jurisdictions by the San Diego Construction Industry Federation found that for a typical three bedroom, two bath single family detached home with 1,800 square feet of living area valued at approximately \$139,000, development fees in San Diego County ranged from \$5,908-\$21,507. San Marcos, with an average total fee cost of \$19,131, ranked second highest of the 19 jurisdictions in the region⁶. These fees include the public facilities fees

⁶1990/91 Construction Industry Federation Regional Development Fee Survey

identified in section 3 above. Table 22 compares San Marcos with other jurisdictions in the County.

City of San Marcos Housing Element
Table 22

TOTAL FEE COSTS FOR A PROTOTYPE HOME
SAN DIEGO REGION
1991

Escondido	\$21,507
San Marcos	19,131
Carlsbad	16,740
Poway	16,740
San Diego City	15,755
Chula Vista	14,969
Solana Beach	14,590
Encinitas	14,527
Santee	12,397
Oceanside	12,012
Vista	10,791
San Diego County	9,279
Imperial Beach	8,567
Lemon Grove	8,459
Del Mar	8,222
La Mesa	7,733
El Cajon	7,645
National City	6,443
Coronado	5,908

(b) Non-governmental Constraints

Nongovernmental constraints to affordable housing consists of three major factors: land costs, construction costs, and financing. The City has a limited ability to influence these factors. Land costs are impacted by the number of adequate sites that are made available. The City has designated a large amount of land for residential uses. Regional demand has a great impact on the price of land. Construction and financing costs are also determined at the regional, state, and national levels by a variety of private and public actions which are not controlled by the City.

(1) Land Costs

Residential land prices contribute significantly to the cost of new housing. According to the Construction Industry Federation (CIF), raw land and improvement costs comprise approximately 35 percent of the total development costs of a residential dwelling. Presently, land costs in the City of San Marcos per acre are estimated to be \$60,000 for residential and \$400,000 for commercial/industrial based on City estimates for 1990. Land costs have increased steadily in San Marcos and the region over the last decade.

(2) Labor/Construction Costs

While the relative proportion of labor costs is decreasing, the absolute cost is increasing at approximately the general rate of inflation. The level of construction labor productivity and efficiency is not increasing enough to offset this rising cost. Material costs are also rising, and shortages contribute to delays in construction. The Construction Industry Federation (CIF) estimates that construction costs constitute 35 percent of total housing Costs (Table 23). Local government can do little to directly effect these factors, but, indirectly, it can lessen the impact of problems in this area by allowing and encouraging a wider range of housing types and construction methods. Mobile homes and modular housing, in particular, provide a viable method of lessening labor-material price increases.

City of San Marcos Housing Element
Table 23

**TYPICAL BREAKDOWN OF COST COMPONENTS FOR A NEW
SINGLE FAMILY DETACHED HOUSE OF AVERAGE SIZE AND PRICE
SAN DIEGO REGION
1990**

Land-1/4 acre finished lot	35 %	\$90,000
Construction	35 %	\$90,000
Fees & Charges	10 %	\$25,000
Soft costs-overhead, financing, marketing	15 %	\$40,000
Profit	5 %	\$13,000
Total	100 %	\$258,000

Source: Construction Industry Federation (CIF)

In addition to the direct cost of producing, purchasing or renting a home, many of the indirect costs associated with shelter are also rising, for example, water, gas and electricity. They are likely to continue to rise in the future, as a result of a decreasing supply of both fossil fuels and water supplies. The policies and action of local government can indirectly help to alleviate the impact of these problems by encouraging the use of water and energy-efficient designs and construction techniques. Consumers and the housing industry are unlikely to be willing to adopt more expensive energy efficient appliances, heating systems or designs unless the need is immediately apparent or government incentives encourage it.

(3) Financing Costs

The cost of borrowing money for planning and construction of a development is a major component of the selling price of a home. In fact, financing is the largest component of housing costs when both construction and long-term financing are considered. Many buyers and renters are not fully aware of financing costs as a component of housing costs. More familiar to potential buyers are the financing costs associated with a home mortgage. In an analysis of surrounding areas, it was found that there was some similarity in financing rates, as well as the availability of financing to undeserved income groups. The City will cultivate relationships with lending institutions based on their record of meeting the credit needs of the entire community, including low and moderate income neighborhoods based on the Community Reinvestment Act.

During the past, home mortgage financing had received a considerable amount of attention due to the dramatic rise in interest rates. In 1978, residential mortgages were readily available at rates below 10 percent. By 1981, interest rates rose to about 14 percent, by 1991, they were dropped to around 10 percent. Most housing analysts expect home mortgages to remain in the 10-15 percent range during the next several years. Interest rates, as well as the types of loans, become an important ingredient in determining the affordability of "for sale" housing. As interest rates rise, significant proportions of households are no longer able to qualify for housing.

According to the lending experts at the California Association of Realtors, a buyer making a 10 percent down payment of \$15,000 on a \$150,000 home with a 10 percent fixed-rate loan would have to earn about \$56,296 annually. Monthly payments including principal, interest, taxes and insurance would total about \$1,407.

City of San Marcos Housing Element
Table 24

FINANCING COSTS
SAN DIEGO REGION
1991

30 YEAR FIXED RATE (less than \$191,250)				Lock	
	<u>Int. Rate</u>	<u>Down Pmt.</u>	<u>Pts.</u>	<u>Days</u>	<u>A.P.R.</u>
Home Savings	9.800	10	1.5	45	10.023
Security Pacific	9.750	20	2.0	45	10.033
Household Bank	9.750	5	2.0	60	10.033

30 YEAR FIXED RATE (\$191,250-\$600,000)					
Downey Savings	10.375	30	1.5	30	10.595
HomeFed Bank	10.500	20	1.5	30	10.721

30 YEAR ADJUSTABLE										
	<u>Int. Rate</u>	<u>Down Pmt.</u>	<u>Pts.</u>	<u>Max. Amount</u>	<u>Lock Days</u>	<u>Index</u>	<u>Margin</u>	<u>Adj. Init/Reg</u>	<u>Caps</u>	<u>A.P.R.</u>
Household Bank	7.750	10	2.0	\$191,250	60	6Tb	2.500	6M/6M	1.00/13.750	9.127
Downey Savings	8.250	20	1.5	\$400,000	60	11D	2.250	6M/1M	NEG/13.875	10.373
HomeFed Bank	7.950	20	1.5	\$191,250	60	11D	2.250	3M/1M	NEG/13.950	10.450

Source: San Diego Union January 1991

5. Site Inventory

(a) Available Sites

The City of San Marcos has conducted an inventory of sites (Table 25) available for residential development in the City and found approximately 11,100 undeveloped residential acres, or 58 percent of the land that is available for residential use. Based upon vacant and developable land designated for residential use, the City has the

potential to construct an additional 15,404 residential units. Much of the available residential acres are in the Twin Oaks area where there are 4,863 residentially zoned acres undeveloped.

City of San Marcos Housing Element
Table 25

LAND USE INVENTORY
CITY OF SAN MARCOS
1990

<u>Neighborhood</u>	<u># Acres</u>	Built Residential	Potential Residential	Single/Multiple Family Acres	Single/Multiple Family Acres
		<u>Units</u>	<u>Units</u>	<u>Developed</u>	<u>Undeveloped</u>
Barham/Disc.	3,056	2,444	4,457	881 (36%)	1,584 (64%)
Lake San Marcos	1,329	2,042	375	898 (84%)	175 (16%)
Twin Oaks	5,623	754	1,975	720 (13%)	4,863 (87%)
Richland	2,404	4,677	1,186	825 (61%)	526 (39%)
College	1,555	739	1,961	114 (8%)	1,243 (92%)
Bus./Indust.	1,945	3,777	1,337	610 (67%)	294 (33%)
Richmar	567	2,241	1,300	217 (55%)	175 (45%)
Questhaven	3,026	48	2,831	210 (9%)	2,240 (91%)
Total	19,505	16,722	15,404	4,475 (42%)	11,100 (58%)

Source: *The City of San Marcos Planning Department 1990*

In terms of affordable housing, there are 454 developable acres zoned multi-family with an estimated dwelling capacity of 5,853-7,938 dwelling units (Table 26). Very-low income housing units are typically constructed on land zoned for 20-30 dwelling units per acre. The City has 43 acres of land zoned for 20-30 DUs per acre. San Marcos's regional share for lower income housing between 1991 and 1996 is 1,471 units (Table 29, very-low + Low). The City's zoning allows for the construction of 860-1,290 lower income units. The additional units (181-611 units) necessary to meet this requirement will occur through the SRO (350 units), Density Bonus (100 units) provisions and inclusionary (230 units) now being developed by the City. The SRO program will primarily deliver affordable housing for very low income households. Thus the range would be 1,540 to 1,970 units. The City has 159 acres zoned at 15-20 DUs

per acre. In addition, residential land zoned at 15-20 units per acre can supply the city with 2,385-3,180 units. Based on current development patterns occurring in the City at this time, a total of 167 multifamily units have been approved in 1991, the City believes that the identified need for all income levels can be accommodated at the current densities.

City of San Marcos Housing Element
Table 26

**SITE INVENTORY
CITY OF SAN MARCOS 1988**

<u>Zoning/Permitted Housing Type</u>	<u>Developable Acres</u>	<u>Density Range (Units/Acre)</u>	<u>Available Services & Facilities (e.g., Infrastructure)</u>	<u>Dwelling Unit Capacity</u>
Single family & low density S.F.	12,422 acres (includes 1,989 agricultural acres)	.8-8 DU's per acre	Infill areas have adequate services and facilities available. Outlying areas would require extension to serve new development.	9,938-99,376
Multiple family	104 acres	8-12 DU's/acre	(see above)	832-1,248
	148	12-15 DU's/acre		1,776-2,220
	159	15-20 DU's/acre		2,385-3,180
	<u>43</u>	<u>20-30 DU's/acre</u>		<u>860-1,290</u>
Total	454	8-30 DU's/acre		5,853-7,938
Mobile homes & mobile home parks	allowed within all residential districts	Conform to the density of the residential area in which located, or specified within the zoning ordinance		Varies
Emergency shelter or transitional housing	Allowed with a conditional use permit	Subject to location & design requirements		Varies
Sites with residential redev. potential.				
Non-residential	1,694			
Total	14,570			

SANDAG Series 7 Regional Growth Forecast Land Use Inputs & the City of San Marcos

Vacant land for new housing is expected to be available throughout the City. Services and facilities are currently available for densities and sites associated with very low, low and moderate income needs. Some services will need to be extended to some single-family (moderate & other) areas but existing serviced sites exceed regional housing needs for all income segment of the City. SANDAG estimates that the City of San Marcos will consume approximately 28 percent of its developable acreage between 1986 and 2010. Much of this development will occur on single family zoned acres, between 1986 and 2010 SANDAG estimates that 2,246 single family acres will be developed. Table 27 summarizes vacant and developable land within the City/Sphere of San Marcos.

City of San Marcos Housing Element
Table 27

**VACANT, DEVELOPED AND DEVELOPABLE LAND
CITY OF SAN MARCOS/SPHERE
1986 & 2010**

	<u>Acres</u>	
	<u>1986</u>	<u>2010</u>
<u>Total Developed Acreage</u>		
Residential	2,501	5,385
Non-Residential	1,510	2,853
 <u>Vacant Acreage</u>	 16,383	 12,156
<u>Developable Acreage</u>		
Single Family	12,409	10,022
Multiple Family	444	134
Mixed Use	95	0
Commercial	482	24
Industrial	1,119	289

Source: SANDAG Series 7 Regional Growth Forecast 1986-2010

(b) Sites for Homeless

The most recent legislation governing Housing Element law mandates municipalities to address the special housing need of the homeless within the boundaries of their jurisdiction. The regional task force on the homeless defines the homeless as individuals that lack a fixed and adequate nighttime residence.

Within the City of San Marcos there are no permanent shelters operating; however, three local churches rotate in offering assistance to the homeless. These churches are: San Marcos Methodist, San Marcos Lutheran and Saint Marks.

There are numerous agencies in the North County Area that provide services to the homeless, such as shelter, food, clothing, medical and psychological assistance:

- North County Interfaith Council (Oceanside)
- The Ecumenical Service Center (Oceanside)
- Women's Resource Center (Oceanside)
- Salvation Army (Escondido)
- County Mental Health (Escondido, Oceanside)
- Oceanside Community Action Corps (Oceanside)
- Br. Benno Foundation (Oceanside)
- Mission San Luis Rey Office of Social Concerns (Oceanside)
- Hidden Valley (Escondido)
- St Clare's (Escondido)

The City through the Community Services Department has identified a program for the contained identification of sites for homeless facilities in anticipation of future needs (see Chapter 5).

6. Energy Conservation

Title 24, Building Energy Standards for residential Development, establishes energy budgets or maximum energy use levels. The maximum energy use

levels are established for three types of residential buildings and sixteen climate zones. The standards of Title 24 supersede local regulations. State requirements mandate Title 24 requirements through implementation by local jurisdictions. Builders have the option of meeting the Title 24 requirements through two different approaches, the performance and the prescriptive approaches.

Performance Approach: The performance approach provides the builder with the greatest flexibility in that the builder determines which mix of design and equipment technologies will be used in meeting the specified energy budget. The builder, however, must be able to demonstrate, through the application of State approved calculation methods, that the proposed building will consume no more energy than the energy budget allows.

Prescriptive Approach: The prescriptive approach will probably be the most common, because it does not require computerized calculations. The Prescriptive approach involves the use of one of five packages of energy efficient measures that meet the energy budget.

D. Regional Share

According to state law, local governments' housing needs assessments must include their share of the projected need for housing in the region. The San Diego Association of Governments (SANDAG) has identified San Marcos' share of regional housing needs (Table 28). The figures are contained in the Regional Housing Needs Statement which was adopted by both the City of San Marcos and SANDAG in 1990. The distribution of regional share was accomplished through the establishment of an allocation factor. The allocation factor is a composite of the two most direct indicators of the ability and need to provide new housing units: vacant available land and employment. Thus, total land availability would not only provide a measure of capacity for residential growth but, since it's not determined by local zoning and plans, it would also meet the State requirements. The second indicator ties the projected generation of new jobs directly to the projected need for new housing for these new employees. These two factor are averaged and used to allocate the regional need to each jurisdiction and clearly reflect the rate of growth expected in the City. The regional share between July 1, 1991 to July 1, 1996 is 3,677 units. Table 29 shows projected regional share by jurisdiction for the same period.

City of San Marcos Housing Element
Table 28

FUTURE HOUSING NEED BY INCOME CATEGORY
CITY OF SAN MARCOS
1/89 TO 7/96

	<u>1/89-7/96</u>	<u>7/91-7/96</u>
Very Low Income Households (23 %)	1,267	846
Low Income Households (17%)	938	625
Moderate Income Households (21 %)	1,158	772
Other Income Households (39 %)	<u>2,153</u>	<u>1,434</u>
 Total	 5,516	 3,677

Source: SANDAG 1990 Regional Housing Needs Statement, Table A-15

REGIONAL SHARE BY JURISDICTION
SAN DIEGO REGION
 1991-1996

<u>Jurisdiction</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>All Other</u>	5-Year Regional <u>Share</u>
Carlsbad	1,443	1,066	1,317	2,447	6,273
Chula Vista	821	607	749	1,392	3,569
Coronado	149	110	136	254	649
Del Mar	75	55	68	127	325
El Cajon	473	349	432	801	2,055
Encinitas	323	239	295	549	1,406
Escondido	1,542	1,140	1,408	2,615	6,705
Imperial Beach	50	37	45	84	216
La Mesa	323	239	295	549	1,406
Lemon Grove	174	129	159	295	757
National City	249	184	227	421	1,081
Oceanside	1,716	1,269	1,567	2,911	7,463
Poway	572	423	522	970	2,487
San Diego	10,074	7,446	9,198	17,084	43,802
San Marcos	846	625	772	1,434	3,677
Santee	448	331	409	759	1,947
Solana Beach	100	74	91	168	433
Vista	895	662	818	1,518	3,893
Unincorporated	4,751	3,512	4,338	8,056	20,657

Source: SANDAG's 1990 Regional Housing Needs Statement

E. Units at Risk

The state law governing housing element was amended in 1989 to require an analysis and program(s) for preserving assisted housing developments. This action must be adopted by January 1, 1992. The analysis must cover a number of federal and state programs as well as any projects developed with local assistance (e.g. inclusionary housing and density bonus). The City of San Marcos currently has two assisted housing developments at risk of conversion to market rate rents. This analysis can be found in Appendix B.

CHAPTER 4
EVALUATION OF EXISTING PROGRAMS

EVALUATION OF EXISTING PROGRAMS

A. Introduction

An important component of a revised housing element is the evaluation of the previous Housing Element. It is important to determine if the needs have changed, if the goals and policies are still relevant, and if programs have been effective. These questions are systematically considered as part of the revision to the previous Housing Element.

This evaluation responds to three criteria elements as required by the State and as defined in the State HCD Memorandum on "Local Evaluation of Housing elements Upon Update" (12/6/85). The State uses the following criteria and definition as the basis for assessing compliance with State Law.

- **Effectiveness:** A comparison of the actual results of the previous Housing Element with respect to its goals, policies and programs.
- **Progress:** An analysis of the significant differences between the projected activities of the previous element and the accomplishments to date.
- **Appropriateness:** A description of how the goals, policies, and programs of the revised element incorporate the results of the evaluation.

This chapter presents the goals and policies for the revised Housing Element. Thus the City's Housing Element moves from an identification of the needs and condition of housing (1) to general statement of purpose (goals) (2) to more specific identification of the direction and emphasis of the Housing Element (policies) (3) to actual means by which these goals and policies can be implemented (programs).

1. Evaluation

An important component of this revised housing element is the evaluation of the previous Housing Element. It is important to determine if the needs have changed, if the goals and policies are still important, and if the programs have been effective. These questions were systematically considered as part of the revisions to the previous Housing Element. This

analysis is summarized in the following text but more importantly, is reflected throughout the revised Housing Element.

(a) Effectiveness

The goals and objectives in the 1985 Housing Element were appropriate to a community such as San Marcos, which had a growing housing stock in relatively good condition, and a base of affordable housing. The goals focused on maintaining the positive housing opportunities. The City recommended an active housing program in the 1985 element.

The community still has a good range of housing opportunities. Private groups are serving the special needs of seniors and homeless people. This assessment found the 1985 goals and policies to be effective, and they form the basis for the revised Housing Element. The programs were evaluated to determine their effectiveness.

Goals (1985 Housing Element)

1. To guide the City in making future housing decisions in order to meet the housing needs of all segments of the community.
2. To ensure the development of an economically balanced community.
3. To protect the unique, natural, cultural, and historic features that make San Marcos an attractive place to live.
4. To ensure that all new development is adequately served with public facilities in a timely manner.
5. To preserve the predominantly low-density, rural character of existing neighborhoods.

6. To encourage the preservation of the existing housing stock in good condition and to ensure that all residents live in neighborhoods free from blight and deterioration.

(b) Progress

This section describes the City's progress in meeting the goals and policies of the 1985 to 1990 Housing Element. The results of this analysis are important to this element because they were used to revise and update proposed programs for the 1991 to 1996 Housing Element.

The analysis of progress focuses upon two components: progress during the past five years of all programs and progress during the past five years of programs for lower-income households that need assistance ("Fair-Share").

The following information summarizes the progress made by the City in meeting the goals and objectives of the 1985 to 1990 Housing Element and the performance of these programs.

Programs (1985 Housing Element)

Program 1: Community Development Block Grant

To provide urban level street improvements in an older part of the City; to build a senior citizen center; to provide recreation facilities for senior citizens; the County administration of a housing rehabilitation program; and the funding of a fair housing counseling service which is available to eligible citizens.

Progress:

- Provided \$90,000-\$100,000 per year for infrastructure in higher density areas.

Program 2: Rental Assistance (Section 8)

The Section 8 program makes up the difference between the market rent on a house or apartment for eligible lower income households. The City planned on adding 5 to 10 households by 1991.

Progress:

- Between 1985-1990 there were two certificates and 38 vouchers added to the existing 69 for a total of 109 certificates and vouchers as of January 1, 1991.

Program 3: Condominium Conversion Ordinance

To protect buyers and preserve the stock of existing affordable housing, the City enacted certain requirements which all apartments must meet before they can be converted to condominiums.

Progress:

- No requests were made during the five year period

Program 4: Mobile Home Park Conversion Ordinance

Before granting a permit for conversion the City must determine among other things that there are sufficient mobile home park spaces available for all the units to be displaced and that the conversion would not result in a shortage of housing opportunities and choices within the City.

Progress:

- Converted to ownership 19 elderly units at the Madrid Mobile Home Park (see programs 9 & 12).
- Converting to ownership the Casitas Del Sol Mobile Home Park. Use of a \$1.75 million gap loan for conversion to low and moderate housing.

- \$55 million pooled bond issue gap (secured by tax increment) financing to purchase mobile home park as interim landlord to allow tenants to secure financing for purchase.

Program 5: Mobile Home Placement

Permit mobile homes to be located in mobile home parks, mini-parks (10-50 spaces) and on permanent foundations in single family zoned areas. The mini-park ordinance establishes standards for small, affordable, no-frills parks. These sections of the code are established so that all health and safety standards will be met and both mobile home residents and their neighbors will be protected from undue noise or adverse visual impacts because of their location or design. The City projected the addition of 50 units by 1991.

Progress:

- The City approved 3 projects during 1985-1990 totaling over 50 units for low and moderate income households

Program 6: Mobile Home Rent Review Procedures

Because a large number of the City's mobile homes are occupied predominantly by low to moderate income households, and many elderly retirees, the City is anxious to preserve and protect this housing. The City instituted a rent review procedure to protect mobile home park tenants from owners achieving a defacto mobile home park conversion by raising rents and driving everyone out.

Progress:

- Each mobile home park owner had to demonstrate an increase in costs through increase maintenance or upgrades to the park.

Program 7: Planned Residential Development

Through the conditional use permit process, the City works with owners and developers to maximize the design flexibility for residential developments. This makes it possible to develop land which has environmental constraints and preserve the unique environmental features of a site. It also makes privately developed affordable housing possible.

Progress:

- Policy continued

Program 8: Service Availability

Because of rapid growth, public services are unable to keep up with demand, resulting in a lack of sewage treatment capacity, fire protection, and schools. These services are provided by independent districts. Coordination of development processing is essential to protect the health and safety of the community. The Public Facilities Element of the General Plan addresses this coordination process, and the City's Growth Management Ordinance allows the City to limit permits on the basis of service capacity availability estimates provided by the various facility districts. The City plans on continuing this policy.

Progress:

- The development of the Public Facilities Financing Plan.

Program 9: Subsidized housing

In 1984 there were 80 federally subsidized rental housing units assisted through the Farmers Home Administration Program; forty units were reserved for the elderly and forty for families. These units were converted to conventional housing and were lost from the inventory of guaranteed affordable housing for lower income households. The City added 40 certificates/vouchers from 1985-1990 bringing the City total to 109 lower income households with guarantees for affordable housing (see program 2). In addition the

City assisted 19 elderly units (Madrid Manor Mobile Home Park) through redevelopment (see program 12) and 38 families (Nonar Dev. Co.) through Mortgage Revenue Bonds

Progress:

- No new projects occurred during the time frame of the 1985 Housing Element.

Program 10: Energy Conservation

The City enforces all applicable state and federal laws relative to energy conservation but does not have any programs which actively promote it.

Progress:

- UBC update for 1988 energy requirements.

Program 11: FHA Inspections

The City was certified in 1982 by the federal Department of Housing and Urban Development to perform the necessary building inspections for housing units seeking Farmers Home Administration Financing. Processing has been expedited because it is no longer necessary to wait for an inspector from H.U.D.

Progress:

- Policy in effect.

Program 12: Redevelopment

The Redevelopment Agency identified the following programs as potentially valuable in meeting housing needs of project area residents: assisting mobile home parks with long-term financing for cooperative conversion, rehabilitation of substandard units; the use of mortgage revenue bonds to encourage construction of affordable housing; and use of tax increment procedures to reduce infrastructure costs for new or replacement of low and moderate income housing units. The City has agreed to allocate 22% in

Project Area 1 & 2; and 24.7% of its set-a-side in Project Area 3. State redevelopment law requires that 20% of the tax increment be used for the construction of low and moderate income housing. In addition 15% of the units constructed within the redevelopment area must be low and moderate income housing. The City assisted in long term financing and tax increments, and is expected to aid in the redevelopment of five units per year.

Progress:

- 151 unit apartment project (recently constructed) where 30 units are available to low income households for a minimum of 15 years.
- 19 units in the Madrid Manor Mobile Home Park.

Program 13: Roommate Finders

Through the Community Services Department the City has established a roommate finders program to match able bodied people in need of assistance in order to continue to live independently. This program serves two purposes: meeting a housing need and social service need.

Progress:

- On an as need basis

Program 14: Granny Flats

To permit the construction of a second unit on single family parcels to be used by elderly relatives of the residents of the main structure.

Progress:

- Developed policies regarding granny flats for seniors and age restricted policies for areas around the college area. The City has approved the development of 4 granny flats.

Program 15: Retirement Hotel

In recognition of the large population of retirees the City assists and encourages developers through processing assistance, fee reductions, and other appropriate incentives to provide congregate housing. The City planned on the development of 200 units.

Progress:

- The City authorized the development of 155 units under this program (two retirement hotels)

City of San Marcos Housing Element

Table 30

PREVIOUS PROGRAM PROGRESS

1985-1990

POLICY	EFFECTIVENESS (TARGET)	PROGRESS	APPROPRIATENESS
1. COMMUNITY DEVELOPMENT PROGRAM	Provide urban level street improvements, build a senior center. (No quantifiable objectives)	Provided \$90,000-\$100,000 per year for infrastructure in higher density areas within the City.	Continue policy and identify CDBG fund and resources for new programs.
2. RENTAL ASSISTANCE (Section 8)	Add 5-10 households by 1991	2 certificates and 38 vouchers added for a total of 109 vouchers and certificates as of Jan. 1, 1991.	Continue policy and seek additional authorizations.
3. CONDOMINIUM CONVERSION ORDINANCE	Protect mobile home park tenant from displacement and preserve this form of housing opportunity in the city. (No quantifiable objective)	No requests were made during the five year period	Continue policy and monitor and advise on condominium conversion.
4. MOBILE HOME PARK CONVERSION ORDINANCE	Continue to regulate conversion of Mobile Home Parks. (No quantifiable objectives)	Convert to ownership <ul style="list-style-type: none"> • Madrid (19 elderly units) and Casitas Del Sol Mobile Home Park. 	Continue policy
5. MOBILE HOME PLACEMENT	Addition of 50 unity by 1991	The City approved 2-3 parks per year	Continue policy to develop mobile home parks

POLICY	EFFECTIVENESS (TARGET)	PROGRESS	APPROPRIATENESS
6. MOBILE HOME RENT REVIEW PROCEDURES	Continue to review proposed Mobile Home rent increases. (No quantifiable objectives)	Review as necessary	Continue policy to monitor mobile home rent increases.
7. PLANNED RESIDENTIAL DEVELOPMENT	To encourage developers in the development of low and moderate income housing units. (No quantifiable objectives)	See Policy #16-Mortgage Revenue Bond	Continue policy and establish policy regarding a density bonus program.
8. SERVICE AVAILABILITY	To continue availability. (No quantifiable objectives)	The development of the Public Facilities Financing Plan	Continue policy and update provide updates to the Public Facilities Financing Plan.
9. SUBSIDIZED HOUSING	To provide subsidized housing development. (No new projects 1985-1991 targeted)	No target for 1985-91	Continue policy and increase effectiveness of non-profits.
10. ENERGY CONSERVATION	To continue enforcement regulations designed to enhance energy conservation. (No quantifiable objectives)	UBC update for 1988 energy requirements and make changes as appropriate	Continue policy and provide incentives to encourage developers
11. FHA INSPECTIONS	To continue providing inspection that meet FHA standards. (No quantifiable objectives)	Policy in effect	Continue policy

POLICY	EFFECTIVENESS (TARGET)	PROGRESS	APPROPRIATENESS
12. REDEVELOPMENT	Assisting mobile home parks with long term financing for cooperative conversion, rehabilitation of substandard units and the use of mortgage revenue bonds to encourage construction of affordable housing. (No quantifiable objectives)	151 unit apartment project.	Continue policy and establish a Tax Increment program.
13. ROOMMATE FINDERS	To continue to provide assistance for finding roommates. (No quantifiable objectives)	On an as needed basis	Continue policy
14. GRANNY FLATS	To continue to encourage development of granny flats. (No quantifiable objectives)		Continue policy
15. RETIREMENT HOTEL	Encourage developers through incentives. (development of 200 units)	155 units completed	Continue policy
16. MORTGAGE REV. BONDS (Subsequent program)	To construct affordable housing through Mortgage Revenue Bonds. (No quantifiable objectives)	34 units	Redesign; emphasis on multi-family based on State & Federal requirements.

(c) Fair Share Progress

SANDAG annually produces a report that assesses the region's performance in providing housing assistance to lower income households including the City of San Marcos. The report helps jurisdictions monitor the implementation of their housing elements and Housing Assistance plans (HAPs). SANDAG's Regional Housing Plan and the Regional Housing Needs Statement recommends that San Marcos and all other jurisdictions assume their share of the region's housing needs. The fair share concept included in the Housing Needs Statement was developed to assist the City to respond to state and federal housing requirements and to insure an equitable distribution of responsibility for low income housing throughout the region. The fair share is calculated for the City by factoring the City's existing and projected share of the region's housing, income, population, and employment.

The following tables identify the number of additional lower income household that have received housing assistance in the City and the other jurisdictions in response to the Fair Share goals and needs. This information is based upon responses from housing staffs of the respective jurisdiction, assisted housing information from local and federal reports (especially the U.S. HUD Local Area Office in Los Angeles), and previous SANDAG Assisted Housing Performance Reports (2979-1986). **It is important to note the total figures in the following tables represent the "good faith" effort (2.5% of the need per year) and not the absolute need which is substantially larger.**

The report does not measure the housing needs or performance for moderate and upper income households (more than \$30,000 for a family of four in 1990) or the rehabilitation of existing units for these households. These issues are important components of the City's Housing Element, but fair share progress considers only assistance that produces additional housing for lower income households.

The City did not meet its fair share goal to assist 225 lower income households with affordable housing opportunities set forth in SANDAG's Regional Housing Needs Statement. The City was able to assist 93 low income households through the use of certificate/vouchers, redevelopment assistance, and mortgage revenue bonds. Of these subsidies 40 were guaranteed, where a lower income household will spend no more than 30 percent of their income for housing. Another 53 subsidies were potential, where rents are affordable but not guaranteed that a household will spend a maximum of 30 percent of its income on housing.

Table 31

CITY OF SAN MARCOS HOUSING ELEMENT
HOUSING NEEDS PERFORMANCE
(LOWER INCOME HOUSEHOLDS)
BY JURISDICTION
SAN DIEGO REGION
1985 - 1990

<u>Jurisdiction</u>	1			2	3	4	5	6
	Housing Needs			Housing	Percent	Percent	Percent	Housing
	Provided for in			Needed to Meet	Goal Met	Housing Needs of	Fair Share	Needed to Meet
	<u>1985-1990</u>			<u>1985-1990</u>	<u>1985-1990</u>	<u>Region's Total Needs</u>	<u>in Region</u>	<u>Five-Year Goal</u>
						<u>1985-1990</u>	<u>1985-1990</u>	<u>1991-1996</u>
	<u>Guaranteed + Potential = Total</u>							
Carlsbad	105	216	321	567	56.6	2.3	3.4	1,125
Chula Vista	809	702	1,511	740	204.2	10.8	4.5	1,058
Coronado	51	0	51	150	34.0	0.4	0.9	259
Del Mar	3	0	3	50	6.0	(0.03)	0.3	65
El Cajon	647	0	647	542	119.4	4.6	3.3	470
Encinitas	29	0	29	368	7.9	0.2	2.2*	538
Escondido	415	704	1,119	565	198.1	8.0	3.4	846
Imperial Beach	93	43	136	114	119.3	1.0	0.7	42
La Mesa	123	42	165	379	43.5	1.2	2.3	452
Lemon Grove	153	0	153	163	93.9	1.1	1.0	174
National City	204	0	204	235	86.8	1.5	1.4	37
Oceanside	262	515	777	693	112.1	5.5	4.2	967
Poway	292	0	292	330	88.2	2.1	2.0	565
San Diego	3,185	3,347	6,532	7,601	85.9	46.6	45.8	9,316
San Marcos	40	53	93	225	41.3	0.7	1.4	528
Santee	78	0	78	391	19.9	0.6	2.4	655
Solana Beach	20	32	52	98	53.1	0.4	0.6*	194
Vista	167	294	461	280	164.6	3.3	1.7	458
Unincorporated	650	742	1,392	3,122	44.6	9.9	18.9*	<u>3,979</u>
REGION TOTAL	7,326	6,690	14,016	16,613	84.4%	100.0	100.0%	21,728

*The fair share needs and goals were adopted by SANDAG before the incorporation of the Cities of Encinitas and Solana Beach. The figures for these cities were derived from the 1980 Census and the SANDAG Regional Housing Needs Statement. Fair share figures for Encinitas and Solana Beach have been subtracted from the adopted figures for the Unincorporated areas.

City of San Marcos Housing Element
Table 32

LOWER INCOME AFFORDABLE UNITS
CITY OF SAN MARCOS
1985-1990

	<u>Elderly</u>	<u>Family</u>	<u>Total</u>	<u>Type</u>
<u>San Marcos</u>				
Guaranteed Subsidies:				
County Housing Authority	-9	11	2	1985-90 Sec. 8 (Existing)
County Housing Authority	<u>4</u>	<u>34</u>	<u>38</u>	1985-90 Voucher (Existing)
Subtotal:	-5	45	40	
Potential Subsidies:				
Madrid Manor MHP	19	0	19	1986 Redev. Asst. (New)
Nonar Dev. Co.	<u>0</u>	<u>34</u>	<u>34</u>	1986 Mort. Rev. Bond (New)
Subtotal:	19	34	53	
Grand Total:	14	79	93	

Source: SANDAG 1990 Performance Report

(d) Appropriateness

The goals and policies of the Housing Element were organized into concise goal and policy directives, and the policies were systematically reviewed and revised. The discussion of programs was made a separate chapter and is organized into four sub-sets: construction, rehabilitation, conservation, and administration. The program's appropriateness was evaluated for deletion, continuance, or revision as indicated in this section. This assessment formed the basis for the program section.

2. Maximum Feasible Units

Based upon the needs assessment, the regional housing needs, the evaluation of the previous Housing Element, and current and projected planning and development, the following numbers are estimate of the maximum feasible number of units that could be achieved during the next five years.

San Marcos' Regional Share : 3,677

New Construction: 1,434

Rehabilitation: 70

Conservation: 220

City of San Marcos Housing Element
Table 33

QUANTIFIED OBJECTIVES 1991-1996

Quantified Objective	New Construction	Rehabilitation	Conservation
Very Low Income	779	16	51
Low Income	576	12	37
Moderate Income	711	15	46
Above Moderate	1,321	27	86

Source: SANDAG Regional Housing Need Statement

- (a) New construction goals are based upon the regional share as identified by SANDAG. The site analysis and evaluation of the Growth Management Element (Prop. A) demonstrate the ability to meet regional share needs.

- (b) The rehabilitation units were estimated by projecting the number of units which could be rehabilitated with available and projected programs through reprogramming and additional funds over the next five years based upon CDBG funding levels, and other rental rehabilitation programs.
- (c) A substantial portion of the existing housing stock will be physically conserved due to the low rate of substandardness and "newness" of the housing stock. Therefore, these units are not included in the figure. Conservation is defined in terms of conserving affordability for lower income households. The total 220 consists of 20 additional Section 8 certificates and vouchers, and 200 mobile home park spaces.

CHAPTER 5
GOALS & PROGRAMS

GOALS & PROGRAMS

A. Introduction

Section 65583(b) of the State Housing Element law requires that the housing element contain "a statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing." Goals are general statements of purpose. Housing element goals will indicate the general direction that the jurisdiction intends to take with respect to its housing problems. While reflecting local community values, the goals should be consistent with the legislative findings (Section 65580) and legislative intent (Section 65581) of Article 10.6 and other expression of state housing goals contained in the housing element law. Goals may extend beyond the time frame of a given housing element.

Policies provide a link between housing goals and programs; they guide and shape actions taken to meet housing objectives. These objectives are the maximum actual numbers of housing units that the jurisdiction projects can be constructed, rehabilitated, and conserved over a five-year time frame. It is useful for localities to establish objectives for each housing program which will be implemented during the time frame of the element. Objectives may therefore be short-term in outlook compared to community goals.

B. Goals

Goals are long range general guidance for the City's Housing Plan. The Goals section discusses State and City housing goals.

1. State Housing Goals

The State legislature set the context for housing goals when it stated its findings as part of the State's housing laws:

- (a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- (b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

- (c) The provision of housing affordable to low and moderate income household requires the cooperation of all levels of government.
- (d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- (e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

2. City Housing Goals

Affecting solutions to housing needs and achieving programs toward housing assistance goals is a significant function of the Housing Element. The City of San Marcos established the following comprehensive housing goals, consistent with State housing policies.

Development Goal: The City shall encourage development of a variety of housing opportunities with emphasis on providing housing which meets the special needs of the community. The programs that will assist the city in meeting this goal are as follow:

Programs:

- Granny Flats
- SRO
- Retirement Hotel
- Roommate Finders
- Mobile Home Placement
- Mobile Home Park Conversion Ordinance
- Energy Conservation
- FHA Inspections
- Housing Element Revision/Monitor
- Fair Housing
- Farmworker Housing
- Homeless Housing and Site Identification
- Redevelopment and Specific Plan Inclusionary

Income Goal: The City shall protect, encourage, and where feasible, provide housing opportunities for persons of low and moderate income. The programs that will assist the city in meeting this goal are as follow:

Programs:

- Planned Residential Development
- Mortgage Revenue Bond
- Housing Revenue Bond
- State and Federal Programs
- Density Bonus
- Inclusionary Zoning
- Mobile Home Placement
- Rental Assistance (Section 8)
- Mobile Home Rent Review Procedures
- First Time Home Buyer
- At Risk Units

Maintenance Goal: To encourage the preservation of the existing housing stock in good condition and to ensure that all residents live in neighborhoods free from blight and deterioration. The programs that will assist the city in meeting this goal are as follow:

Programs:

- Redevelopment
- Condominium Conversion
- Mobile Home Park Conversion

Facilities Goal: To ensure that all new development is adequately served with public facilities in a timely manner. The programs that will assist the city in meeting this goal are as follow:

Programs:

- Service Availability (Public Facility Financing Plan)

C. Programs

1. Introduction

The City intends to continue to provide a broad array of programs to address the housing needs of its existing and projected population. Although these programs respond to the housing needs of all economic segments of the community's population, emphasis has been given to the needs of the very low, low, and moderate income households.

The City's philosophy is structured upon the premise that no one program should be perceived as a panacea for its housing needs. The programs should be packaged to meet specific conditions and needs. These "packages" will vary based on the type of need and development to be addressed. A combination of land "write downs" and density bonuses may be appropriate for low cost rental development but may not necessarily be appropriate for farmworker housing.

2. Program Definitions

The programs are structured upon a comprehensive set of definitions that apply to all programs unless special definition exist as part of a specific program.

- **Affordable Housing:** Units which would be available within these definitions: (1) Ownership units for moderate income households are defined as units whose sale price does not exceed 2.5 x 100 percent of the median annual income by household size as defined by current State Government Code and assuming household size/number of bedroom ratio of two persons per bedroom; (2) ownership units for lower income households is defined as units whose sale price does not exceed 2.5 x 60 percent of the median annual income by household size as defined by current State Government Code and assuming household size/number of bedroom ratio of two persons per bedroom; (3) rental units for lower income households are defined as units which rent at no more than 1/12 of 30 percent of 60 percent of the median annual income by household size as defined by current State Government Code and assuming

household size/number of bedroom ratio of two persons per bedroom; and (4) rental units for very low income households are defined as units which rent at no more than 1/12 of 30 percent of 50 percent of the median annual income by household size as defined current State Government Code and assuming household size/number of bedroom ratio of two persons per bedroom.

Rent would include contract rent and tenant paid utilities (based on average utility rates for similar units).

- **Elderly:** Units that will contain a head of household whose age is at least 62 years of age or 55 years of age in a senior citizen housing development.
- **Guaranteed Affordable Housing:** Units whose affordability would guarantee housing costs not to exceed 30 percent of the occupying household's monthly income.
- **Low Income Households:** Households whose annual income is more than 50 percent but less than 80 percent of the region's median annual income by household size as defined by current State Government Code.
- **Lower Income Households:** Households whose annual income is less than 80 percent of the region's median annual income by household size as defined by current State Government Code.
- **Moderate Income Households:** Households whose annual income is more than 80 percent but less than 120 percent of the region's median annual income by household size as defined by current State Government Code.
- **Potential Affordable Housing:** Units which would be available at affordable housing rates but do not guarantee affordable housing.
- **Very Low Income Households:** Households whose annual income is less than 50 percent of the region's median annual income by household size as defined by current State Government Code.

City of San Marcos Housing Element

Table 34

AFFORDABLE HOUSING (RENTAL)*

SAN DIEGO REGION

1991

Income Category	<u>0 Bedroom</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>	<u>5 Bedroom</u>
Very Low	\$361	\$413	\$465	\$516	\$558	\$599
Low	\$579	\$661	\$744	\$826	\$893	\$959
Moderate	\$868	\$992	\$1,116	\$1,239	\$1,339	\$1,438

Source: U.S. Housing & Urban Development and State Housing & Community Development

* Monthly rental costs are based on income limits and spending no more than 30 % of income on housing not including utilities.

City of San Marcos Housing Element

Table 35

AFFORDABLE HOUSING (OWNER)

SAN DIEGO REGION

1991

Income Category	<u>Efficient</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>	<u>5 Bedroom</u>
<u>Very Low</u>						
Monthly	\$334-\$400	\$381-\$457	\$429-\$515	\$477-\$572	\$515-\$618	\$553-\$663
Purchase	\$36k-\$43k	\$41k-\$49k	\$46k-\$55k	\$51k-\$61k	\$55k-\$66k	\$59k-\$71k
<u>Low</u>						
Monthly	\$534-\$641	\$610-\$733	\$687-\$824	\$763-\$915	\$824-\$989	\$885-\$1,062
Purchase	\$57k-\$69k	\$66k-\$79k	\$74k-\$89k	\$82k-\$99k	\$89k-\$107k	\$95k-\$115k
<u>Moderate</u>						
Monthly	\$801-\$962	\$916-\$1,099	\$1,030-\$1,236	\$1,144-\$1,373	\$1,236-\$1,483	\$1,328-\$1,593
Purchase	\$86k-\$104k	\$99k-\$119k	\$111k-\$133k	\$123k-\$148k	\$133k-\$160k	\$143k-\$172k

Source: U.S. Housing & Urban Development and State Housing & Community Development

*Purchase price is based 2.5 to 3.0 times the income limit by income category. Monthly payments are based on a 90 % loan financed over 30 years including taxes but not including utilities.

3. NEW CONSTRUCTION PROGRAMS

The city will conduct 14 new construction programs designed to produce nearly 900 very low and low income units. In addition, these programs will also assist in the construction of some 100 moderate income housing units. The commitment of the City to deal with its housing needs is indicated by the array and effort outlined in the program section. In addition, with the help of SourcePoint the City has drafted ordinances that outline the requirements for the Inclusionary Housing Ordinance, Density Bonus Ordinance and the Single Room Occupancy Complex Guidelines. These ordinances have been utilized by the City in the development of several housing developments within the City.

Program 1: **Inclusionary**

This program is intended to expand the affordable housing stock in proportion with the overall increase in residential units to attract a varied and viable population to San Marcos. Residential development would be required to include affordable housing as a condition of development. The City will consider options that would include a fixed percent (initially proposed as 15%), establishment of an "in lieu fee," (which is high enough to produce a unit) off-site transfers, and development standards and phasing. It will be applied in the following contents.

A. Planned Residential Development/Specific Plan Areas

Action: Through the conditional use permit process, the City will work with owners and developers to maximize the design flexibility for residential developments. This program makes it possible to develop land which has environmental constraints and preserve the unique environmental features. It also makes privately developed affordable housing possible. The City will require 15 % of the units to be included as affordable housing for low and moderate income housing.

Anticipated Impact: 100 units of low income rental and 100 units of moderate income rental/owner.

Responsible Agency: Planning Division

Source of Financing: Developer fees and general fund

Schedule: Develop feasibility 1991; Enact ordinance 1992;
Construct units 1993-1996.

B. Redevelopment

Action: This program will assist with long-term financing for cooperative conversion of substandard units and encourage construction of affordable housing. The City will use its low income housing set aside (22% in project area 1 & 2, 24.7% in project area 3 which exceed the 20% State requirement) from Redevelopment Tax Increment to provide the necessary financing incentives. The City will require 15% included units for affordable housing for low and moderate income households.

Anticipated Impact: 130 units of lower income rentals. Identify dollars and programs, fee waivers, write down of land costs, provision of infrastructure and utilities, and other appropriate incentives to insure economic viability of affordable units. The City will insure that affordable units will be constructed through specific redevelopment agreements as a right of development, as part of the inclusionary program. The City has established these requirement for tow development that have recently been approved by City Council.

Responsible Agency: City Managers Office

Source of Financing: Tax Increment

Schedule: Fund set-a-side: 1991-1996

Site identification: 1993

Construction: 1995-1996

C. Tax Increment

Action: Set aside 22% in project areas 1 & 2 and 24.7% in project area 3 of the tax increment revenues that result from the City's redevelopment activities for affordable housing. It is estimated that from 1991-1996, seven to nine million dollars for affordable housing combined will be generated in all three redevelopment areas. The entire amount will be used to develop affordable

housing. It is important to note that State Law requires that a minimum of 20% set aside for housing be taken from the total annual tax increment, including any amount passed through to other taxing agencies by virtue of tax sharing agreements.

Anticipated Impact: Construction of 130 units of lower income rentals stated in part B above.

Responsible Agency: City Managers Office

Source of Financing: Tax Increment

Schedule: Construction 1995-1996

Program 2: Mortgage Revenue Bond

Action: This program will provide Mortgage Revenue Bonds (MRB) for the development of affordable housing for lower income households. The action is dependent upon continuing ability to issue bonds for such purposes. The City will adapt the existing program to meet new requirements that direct funding to low income rental units.

Anticipated Impact: 100 units of low income rental housing.

Responsible Agency: City Managers Office

Source of Financing: MRB and MRB administrative funds

Schedule: 50 units in 1993, 50 units in 1995

Program 3: Housing Revenue Bond

Action: This program will provide Housing Revenue Bonds for the development of affordable housing for lower income households. This action is also dependent upon continuing ability to issue bonds for such purposes. The City will work with the development community through the issuance of tax advantage bonds for affordable housing.

Anticipated Impact: Construction of 40 potential affordable rental housing units for lower income households.

Responsible Agency: City Managers Office

Source of Financing: Bond

Schedule: 1991-1996: Two 100 units projects resulting in 40 affordable units.

Program 4: First Time Home Buyer

Action: This program will assist in providing the first time home buyer with affordable financing. The City will work with local lenders to participate in a mortgage credit certificate program which will provide tax credits for first time home buyers. Thus, mortgage financing costs can be reduced for first time home buyers.

Anticipated Impact: Assist moderate income households with affordable financing.

Responsible Agency: City Managers Office, Local lending institutions

Source of Financing: Local lending institutions

Schedule: Continuous

Program 5: Service Availability

Action: Because of rapid growth, public services are unable to keep up with demand, resulting in a lack of sewage treatment capacity, fire protection, and schools. These services are provided by independent districts, coordination of development processing is essential to protect the health and safety of the community. The Public Facilities Financing Plan addresses this coordination process, and the City's Growth Management ordinance allows the City to limit permits on the basis of service capacity availability estimates provided by the various facility districts.

Anticipated Impact: Provision of services supporting residential development.

Responsible Agency: Developmental Services Department

Source of Financing: Public Facilities Fees

Schedule: Continuous

Program 6: State & Federal Programs

Action: Monitor existing and proposed state and federal housing legislation. Actively pursue legislative programs which will continue and increase funding for existing housing programs and which will promote new opportunities for affordable housing development, preservation, or acquisition. In addition, this program will provide funds to proposed developments and seek funds for subsidized housing. The City will staff and develop expertise to maximize its competitive ability to apply for all applicable State and Federal funding sources: to include but not necessarily limited to Sec. 202/8, HOME/HOPE, other Federal & State programs for homeless, farm worker housing programs. These actions will include working with, and developing, local non-profit capabilities as partners with the City. The City will also provide a wide range of technical assistance to non-profit organizations (North Coast Housing, North County Housing Federation) which are developing long term affordable housing. This assistance will include finding, third party contract, and other competitive grant collaboration.

Anticipated Impact: Enhanced ability to secure State and Federal assistance.

Responsible Agency: City Managers Office

Source of Financing: General Fund

Schedule: Fall 1991

Program 7: Granny Flats

Action: This program will permit the construction of a second unit on single family parcels to be used by elderly relatives of the residents of the main structure. These types of units will also be permitted in the College area with no age restrictions.

Anticipated Impact: 20 new units for low income (50% elderly, 50% no age restriction).

Responsible Agency: Developmental Services Department

Source of Financing: Conventional construction

Schedule: 1995: College area,
1991-1995: City wide

Program 8: Retirement Hotel

Action: This program recognizes the large population of retirees within the City and will encourage developers through processing assistance, fee reductions, and other appropriate incentives to provide congregate housing.

Anticipated Impact: 50 units retirement home for low income elderly.

Responsible Agency: Developmental Services Department

Source of Financing: Private development financing/tax

Schedule: One 50 unit hotel: 1995

Program 9: Single Room Occupancy (SRO)

Action: This program provides for the new construction of single room occupancy units. The City will identify enabling ordinances and zoning/building code amendments that will encourage the construction of hotel type facilities designed to provide SRO facilities in conjunction with the development in the University area.

Anticipated Impact: Construction of a 250 unit project, and the construction of a 100 units project.

Responsible Agency: Developmental Services Department

Source of Financing: Private development financing

Schedule: Construction 1992-199

Program 10: Density Bonus

Action: This program will establish a density bonus program to bring the City into compliance with the new state requirements that emphasize very-low and low income targeting and additional incentives. An enabling ordinance will be adopted by the City as the first step.

Anticipated Impact: 100 new lower income units from a total of 500 units.

Responsible Agency: Developmental Services Department

Source of Financing: As part of residential development costs

Schedule: 1991: Enabling ordinance

1992: Review of first proposals

1993-1994: Construction of two 200 unit projects

Program 11: Mobile Home Placement

Action: This program permits mobile homes to be located in mobile home parks, mini-parks and on permanent foundations in single family zoned areas. The mini-park ordinance establishes standards for small, affordable, no-frills parks. These sections of the code are established so that all health and safety standards will be met and both mobile home residents and their neighbors will be protected from undue noise or adverse visual impacts because of their location or design.

Anticipated Impact: Expanded opportunities for the development of mobile home spaces for lower and moderate income households (5-10 units).

Responsible Agency: Planning Division

Source of Financing: Development based

Schedule: Continuous

Program 12: Farmworker Housing

Action: This program will establish a commitment by the City in the procurement and construction of housing for farmworkers. The action will identify the need for units to accommodate the increasing number of farmworker families entering the area, consist of the identification of site(s) for farmworker housing, identify zoning standards to accommodate farmworker housing, and the

exploration of a North County cooperative effort, and appropriation of funds for construction.

Anticipated Impact: Construction of up to 100 farmworker/migrant day worker housing units.

Responsible Agency: Planning Division

Source of Financing: Tax increment/grower

Schedule: 1991-92 Site identification
1992-1994 Construction. At present a 38 units apartment complex to house farmworkers has been approved by the City.

Program 13: Homeless Housing and Site Identification

Action: This program will identify the sites for potential development with homeless facilities. The City will include emergency shelters and transitional housing as permitted uses and will ensure that the regulatory process actually encourages the development of homeless shelters through development/zoning incentives and fee waivers. Necessary zoning and development incentives will be determined on a case by case basis. Each site will have unique conditions and development opportunities. The City's zoning and development incentives will be used to maximize opportunities and remove any constraints. The use of fee waivers and other conditional use permits will be used to encourage homeless facilities if necessary. This action will consist of site analysis and financing procedures for the construction of SRO or other type facilities for homeless housing.

Anticipated Impact: Identification of site(s) for construction of homeless facilities accommodating 20-40 homeless households.

Responsible Agency: Planning Division

Source of Financing: CDBG

Schedule: 1991-92 develop program
1993-94 site analysis and financing
1995 construction

Program 14: Shared Equity

Action: This program will direct the City to work with private developers in providing affordable housing. Developers would be granted zoning and fee waivers for the development of affordable housing under this program and in turn there would be an agreement of shared equity between the home owner, developer, and the City; providing the city with funds to expand the stock of affordable housing. The source of City funding will come from an agreement between the home owner, developer, and the City based on the equity at the time the unit is sold. Long term affordability would be assured through the development of affordable housing generated by the City's portion of the shared equity. These units would then be restricted with long term affordability guarantees.

Anticipate Impact: Construction of affordable housing beyond the time frame of this Housing Element.

Responsible Agency: Planning Division/City Council

Source of Financing: Private Developers/City

Schedule: program design late '91 - Mid '92
develop program late '92 - '93
implementation late '93-94

4. CONSERVATION PROGRAMS

The City proposed to undertake five programs designed to conserve affordable housing units. The City anticipates the addition of 20 households to the section 8 program and will continue the policy of conserving mobile home spaces for lower income households.

Program 1: Rental Assistance (Section 8)

Action: Continue to participate with the County Housing Authority in use of Section 8 certificates and vouchers.

Anticipated Impact: Provide continuing rental assistance to lower income households and assist 20 additional households.

Responsible Agency: County of San Diego Housing Authority

Source of Financing: Federal Section 8 certificates and vouchers

Schedule: Continuous

Program 2: Condominium Conversion Ordinance

Action: Continue to implement the City Zoning Ordinance for conversion projects requiring inspection and evaluation of physical site conditions in regard to existing City codes, correction to meet the standards of existing code requirements for all public health and safety considerations.

Anticipated Impact: Insure converted units meet housing standards.

Responsible Agency: Building Division

Source of Financing: General Fund

Schedule: Continuous

Program 3: Mobile Home Park Conversion Ordinance

Action: Before granting a permit for conversion, the City must determine among other things that there are sufficient mobile home park spaces available for all the units to be displaced and that the conversion would not result in a shortage of housing opportunities and choices within the City.

Anticipated Impact: Continued availability of Mobile Home 200 spaces (based on 40 spaces per park), especially for lower income households (1-2 parks per year).

Responsible Agency: Planning Division

Source of Financing: General Fund

Schedule: As necessary

Program 4: Mobile Home Rent Review Procedures

Action: Because a large number of the City's mobile homes are occupied predominantly by low and moderate income households, and many elderly retirees, the City will preserve and protect this housing. The City instituted a rent review procedure to protect mobile home park tenants from owners achieving a defacto mobile home park conversion by raising rents and driving everyone out. The City's ability to control rents to new residents was recently upheld by the courts.

Anticipated Impact: Continued availability of affordable rents and parks for lower and moderate income households.

Responsible Agency: City Clerk assisting City Council

Source of Financing: General Fund

Schedule: Continuous

Program 5: Roommate Finders

Action: The Community Services Department, in conjunction with the non-profit organization Lifeline, has established a roommate finders program to match able bodied people in need of assistance in order to continue to live independently. This program serves two purposes: meeting a housing need and social service need.

Anticipated Impact: More efficient match of housing needs and resources.

Responsible Agency: Community Services Department in conjunction with Lifeline.

Source of Financing: General Fund

Schedule: Continuous

5. REHABILITATION PROGRAMS

The City will conduct rehabilitation actions that will insure the continuation of the rehabilitation of substandard units. These rehabilitation actions are an important part of the City's effort to maintain affordable housing. In addition, through the use of Tax Increment set aside funds which are higher than state requirements, demonstrates the City's commitment to affordable housing.

Program 1: Rental Rehabilitation Program

- (a) Action: Continue activities to emphasize assistance to renter-occupied, multi-family housing. Continued participation in the Urban County Block Grant (CDBG) funds which provide loans and grants for the rehabilitation of units in order to bring substandard housing to code requirements.

Anticipated Impact: The rehabilitation of 30 housing units for lower income households.

Responsible Agency: County of San Diego Housing and the Planning Division

Source of Financing: CDBG Urban County

Schedule: 5 units per year

- (b) Action: Initiation of loans and grants for the rehabilitation of units in order to bring substandard housing to code requirements through city based actions which would be coordinated with county based programs.

Anticipated Impact: The rehabilitation of 40 housing units for lower income households.

Responsible Agency: Planning Division

Source of Financing: Tax increment

Schedule: 10 units beginning 1993

6. ADMINISTRATIVE PROGRAMS

The City will conduct six programs to administratively support housing programs. While these programs do not directly construct or rehabilitate units, they are important components in the overall housing strategy and further the City's aggressive housing activities.

Program 1: Energy Conservation

Action: The City will enforce all applicable state and federal laws relative to energy conservation in order to insure efficient use of energy resources and lower utility payments.

Anticipated Impact: More energy efficient units and less expensive housing costs.

Responsible Agency: Building Division

Source of Financing: General Fund & private sector construction

Schedule: Continuous

Program 2: FHA Inspections

Action: The City was certified in 1982 by the federal Department of Housing and Urban Development to perform the necessary building inspections for housing units seeking Federal Housing Administration financing. Processing has been expedited because it is no longer necessary to wait for an inspector from H.U.D.

Anticipated Impact: Continued expedition of housing inspections

Responsible Agency: Building Division

Source of Financing: General Fund

Schedule: Continuous

Program 3: Housing Element Revision/Monitor

Action: (1) The City will update the Housing Element as necessary. The 1990 Census information will be available in 1993 and the City will revise the element as necessary to meet any new state 1996 requirements. (2) The City will monitor program progress on an annual basis and report to City Council in order to assess necessary program adjustments.

Anticipated Impact: Maintain currency of housing element.

Responsible Agency: Planning Division

Source of Financing: General Fund

Schedule: (1) Annual progress reports (2) Site availability analysis & update 1991 (3) 1993 Census update (4) Affordable housing inventory & analysis.

Program 4: Equal Housing Opportunities

Action: The City will continue to participate in the County fair housing program which is to promote a condition in which all racial, ethnic and economic groups have the same opportunity to obtain housing within the community. The City as an urban entitlement entity allocates a portion of its "share" of the urban County CDBG funds for equal housing opportunities. This program is then provided for all the "small" cities by the County. The City has entered into an agreement with the County to insure these services are available in the City. In order to implement equal housing opportunities the City will publicize in its news letter, libraries, and community centers the agency(s) that handle complaints of housing discrimination, and where appropriate, refer to enforcement agencies on a quarterly basis.

Anticipated Impact: Continued fair housing practices

Responsible Agency: County of San Diego Housing and Community Development Department

Source of Financing: CDBG

Schedule: Continuous participation in the County fair housing program. Publication and distribution of equal housing information within the City on a quarterly basis.

Program 5: Housing Program Administrator

Action: The City will create a staff position to oversee the administration of the Housing Element and the programs contained in the Housing Element. This staff will be responsible to monitor the housing element progress, prepare annual reports, monitor State

and Federal programs, prepare grant application, This staff will insure coordination and consistency with federally required Comprehensive Housing Affordability Strategy (CHAS).

Anticipated Impact: The administration of housing programs

Responsible Agency: Planning Division

Source of Financing: General Fund

Schedule: 1991 develop responsibilities, 1992 hire staff

Program 6: At Risk Units

Action: The City will monitor its assisted stock of housing units and analyze and Keep in regular contact with the owners of low income housing projects on their intent to convert to other than low income housing use. The City will also explore means to continue housing affordability for low income households that would be impacted by the conversion of existing subsidized projects to conventional housing. This steps could include: relocation assistance, if necessary, priority listing for City assisted project, mortgage assistance of existing projects, and City acquisition.

The City will use its low income housing set aside (22% in project area 1 & 2, 24.7% in project area 3, which exceed the 20% State requirement) from Redevelopment to provide necessary financing incentives. From tax increment revenues that result from the City's redevelopment activities for affordable housing will be used entirely for the development of affordable housing. It is possible that some of these monies could be used for re-financing of bonds to extent the affordability and preservation of at risk units.

Anticipated Impact: Continued surveillance of at risk units

Responsible Agency: Planning Division

Source of Financing: General Fund, Low Income Housing Set Aside

Schedule: Ongoing

7. Summary

Overall, the City has developed 25 programs to address the needs of the community and to meeting the goals set up by the Housing Element. There are four program groups; new construction, conservation, rehabilitation, and administration. Under new construction programs the City will conduct 13 programs designed to produce nearly 900 very low and low income units. In addition, these programs will also assist in the construction of some 100 moderate income housing units. Second are conservation programs. The City proposes to undertake five programs designed to conserve affordable housing units. The City anticipates the addition of 20 households to the section 8 program and will continue the policy of conserving mobile home spaces for lower income households. Third, the City will conduct one rehabilitation program designed to insure the continuation of rehabilitation of substandard units. Administrative programs, which there are six, administratively support housing programs. While these programs do not directly construct or rehabilitate units, they are important components in the overall housing strategy and further the City's aggressive housing activities.

The programs contained in this Housing Element show that the City is taking a more aggressive stand on providing affordable housing for the citizens of San Marcos. This is done through the addition of several new programs. The City is committed to providing affordable housing through redevelopment and the use of tax increment, and CDBG funds.

APPENDIX A

Appendix A

DEVELOPMENT FEE SURVEY NORTH COUNTY AREA 1990

PLANNING FEES	<u>VISTA</u>	<u>ESCONDIDO</u>	<u>OCEANSIDE</u>	<u>SAN MARCOS</u>	<u>CARLSBAD</u>
General Plan Amendment	\$3,460f	\$474f	\$3,202 to \$5,016f	\$500 to \$1,000f	\$1,050 to \$2,100f
Tentative Parcel Map	\$925f	\$800f	\$876f + \$49/Lot	\$300f	\$1,580f
Final Parcel Map	\$0	\$1,250f + \$20/Lot	\$400f + \$35/Lot	\$100f	\$1,580f
Planned Development	\$140f	\$3,500f	N/A	Subdivisions & CUP fees	\$3,680 to \$10,500f
Rezone	\$2,410f	\$250 to \$1,875f	\$2,574 to \$5,147f	GPA fees	\$260 to \$1,970f
Site Plan Review	\$1,645-Com. \$1,545-Ind. \$3,395-Apt.	\$1,000f	N/A	\$350f Apartment	\$2,630 to \$5,250f
Design Review (Permit Stage)	N/A	\$100f	N/A	\$200f	\$250f
Special Use Permit	\$2,865f	\$2,500f	\$1,238f	\$350f	\$260f
ENVIRONMENTAL					
Initial Study	\$1,485f	\$750f	\$1,152f	\$100f	\$210f
FULL EIR	\$200f + 120 % costs	\$2,000 to \$4,000f	\$6,618f	\$1,000f + costs	\$2,100f
SUBDIVISION					
Application fee/deposit for a 10 acre project (50 parcels/units - \$750,000 total improvement value - 200,000 cubic yards grading)					
Tentative Map	\$3,375f	\$1,050f	\$3,416f	\$600f	\$1,050f
Final Map	\$260f	+\$1,450f	\$750f	\$270f	\$2,630f
IMPACT FEES					
Public Facilities	\$150/unit	\$2,259/unit \$.59 p/sq.ft. non-resi- dential	\$503	\$6,452/single Family Unit \$5,377/Multi- Family Unit	3.5 % of building permit valuation, housing and non- residential

Appendix A
(Continued)

TRAFFIC MITIGATION	<u>VISTA</u>	<u>ESCONDIDO</u>	<u>OCEANSIDE</u>	<u>SAN MARCOS</u>	<u>CARLSBAD</u>
Listed as total fee per SFD -- divide by 10 to get per ADT					
	\$1,200	\$1,930	\$1,650	N/A	\$600-Area 1 \$670-Area 2 Additional \$530-B&T Area a overlap
SEWER AND WATER (per EDU)					
			<u>WATER</u>		
	\$225	\$3,670	\$1,095	\$2,700	\$1,713
			<u>SEWER</u>		
	\$1,782	\$4,790	\$1,565	\$2,400	\$1,610
FIRE MITIGATION					
Imposed by Fire Protection District					
	\$132 P/SFD 630 P/non-resid.			\$318 P/SFD non-residential	
PARKLANDS					
	\$1,290	\$2,289	\$2,200/unit	N/A	\$786-Areas 1-3 \$983-Area 4 \$.40/sq.ft. industrial (Zone 5 Only)
DRAINAGE					
Fee levels range widely because drainage facility needs vary by location.					
	\$1,584 to \$3,431/acre Median fee - \$2,384	\$1,000 to \$8,000/acre	\$1,479 to \$9,574/acre Median fee - \$3,785	\$1,343 to \$10,747/acre Median fee - \$7,006	\$200-4,444/acre Average fee - \$2,465
Key:	f: Fee	ADT: Average Daily Trip			
	d: Deposit	EDU: Equivalent Dwelling Unit			
	n/a: Not Applicable	MFD: Multiple-Family Dwelling			
	Pbd: Provided By District	SFD: Single-Family Dwelling			

Source: Construction Industry Federation - 1990/91 Regional Development Fee Survey.

APPENDIX B

Appendix B

Preservation of Assisted Housing Analysis and Programs

INTRODUCTION

This report is a supplement to the San Marcos General Plan Housing Element. The purpose of the supplement is to bring the Housing Element into compliance with housing element law Government Code Section 65583. Under this law, jurisdictions must evaluate the potential for currently rent restricted low-income housing units to convert to non-low income housing and propose programs to preserve or replace those units.

Consistent with State requirements, this report includes the following parts:

1. An inventory of restricted low income housing projects in the City and their potential for conversion;
2. An analysis of the costs of preserving and /or replacing the units "at risk";
3. Quantified objectives for the number of "at risk" units to be preserved;
4. An analysis of the organizational and financial resource available for preserving and/or replacing the units "at risk";
5. Programs for preserving the "at risk" units.

Inventory of Units at Risk

This section identifies all of the low income housing units in the City of San Marcos that are at risk of converting to non-low income housing uses between July 1, 1991 and July 1, 2001, and evaluates the likelihood of conversion.

This inventory includes all multi-family rental units assisted under federal, state and/or local programs. The inventory covers all units that are eligible to convert to non-low income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restriction. This inventory was compiled from information received from City of San Marcos staff and yearly Housing Bond Issuance Reports from the California Debt Advisory Commission.

Description of Units at Risk

Table 1 shows the name, type of government assistance, type of affordability controls, and other pertinent information of all "at risk" projects within the City of San Marcos that are at risk of conversion before July 1, 2001. The City has two such housing projects both being financed with Multi-family Housing Bonds and are subject to follow the guidelines set under the above mentioned bond financing.

In order to qualify for tax- exempt financing, a project must satisfy a set-aside requirement that requires a minimum portion of the units to be rented to low-income tenants. Under this requirement, at least 20 percent of the project's units must be occupied by tenants with annual incomes of 50 percent or less of area median gross income, or at least 40 percent of the units rented to tenants at or below 60 percent of area median gross income. The 50 percent and 60 percent of area median gross income percentages are for four-person households, and must be adjusted or tenant households of other sizes.

Operators of bond-financed multi-family housing projects must file annual reports with Treasury certifying that a project complies with the set-aside requirement.

The San Marcos Village is a bond financed 212 unit senior project of which 69 units are supposed to be occupied by targeted income groups. Of these units there are 24 studios, 42 1-bedroom units, and 3 two bedroom units. The units are targeted for occupants having income 80 percent or less of area median income. However, the current rents for these units do not represent affordable rents based on area gross median income. The rents at San Marcos Village include many amenities, such as: three meals per day, 24 hour security, emergency call system, house keeping/linen service, planned activities and transportation. It is hard to distinguish what the rent for the unit would be without the amenities, and since the rents at the San Marcos Village do not conform to affordability standards, these units are considered not at risk. However, they will be included in the analysis.

The second project is the Autumn Ridge Apartments consisting of 192 units. There are 39 units targeted for occupants having income 80 percent or less of the area median. At this time 37 units are occupied at this income level. Of the units occupied 18 are two bedroom and 19 are 3+ bedroom units. The earliest possible date these units may convert to a use other than low-income housing is December 1996.

The owners of the Autumn Ridge Apartments have no plans of converting to a use other than low-income housing before December of 1996. At this time the owner of the project does not know if the low-income status of the project will be extended past December 1996.

Table 1
UNITS AT RISK OF CONVERSION
CITY OF SAN MARCOS

Project Name	Project Type	Type of Assistance	Earliest Date of Subsidy Termination	# of Units Subject to Conversion	Total # of Units in Project	Bedrooms	Filed Notice of Intent
San Marcos Village	Senior	Multi-Family Housing Bond	06/1995	69	212	24 Studio 42 1 bedroom 3 2 bedroom	No
Autumn Ridge Apartments	Family	Multi-Family Housing Bond	10/1996	37	192	18 2 bedroom 19 3+ bedroom	No

Cost Analysis

A variety of factors affect the cost of preserving low-income units. These factors include preservation, rehabilitation cost and replacement costs as well as associated costs such as legal, escrow, and financing.

Preservation Costs

A way to potentially preserve the at risk units would be to subsidize the units. There are 106 units that are at risk of conversion. It was estimated by the County Housing Authority that the average section 8 subsidy is \$378 per month. To preserve the 106 at risk units it would cost approximately \$480,816 per year. Over 15 years it would cost approximately \$7,212,240. Supplying vouchers to preserve the at risk units is also a possibility. The County Housing Authority estimates the average voucher is \$442. To preserve 106 the at risk units with vouchers it would cost approximately \$562,224 per year. Over 15 years it would cost approximately \$8,433,360.

Another way to preserve the units at risk the City could purchase the Autumn Ridge Apartments if the seller was willing to let the project go at its assessed value. From information obtained from the County of San Diego Assessor's records the San Marcos Village assessed value is \$14,082,030, and the Autumn Ridge Apartment complex is assessed at \$10,485,923. If the city were willing to purchase these two project to preserve the at risk units they would need a down payment of \$1,408,203 for the San Marcos Village and \$1,048,592 for the Autumn Ridge Apartments.

Rehabilitation

The condition, age and maintenance of housing play a major role in rehabilitation and maintenance costs. Both projects are less than 20 years old and are well maintained. the accepted standard for major rehabilitation is 30 years or more. Based upon this standard, and the good condition of the projects, it is unlikely that any major rehabilitation would be required. Thus, near-term rehabilitation costs are considered negligible. In addition, Maintenance cost are likely to be low for both projects, given their young age. Therefore, maintenance costs can be covered as a product of the rental income.

Replacement

The cost of developing new housing depends on a variety of factors such as land costs, construction costs, architectural and financing cost, etc. In general, land costs in southern California are quite high. The costs provided in Table 2 reflect a variety of projects and were supplied by City staff. While the estimates are not specifically tailored to the costs or replacing the units "at risk" in San Marcos, they do provide an order of magnitude reference for estimating replacement cost.

Table 2
UNITS AT RISK REPLACEMENT COSTS

Cost Category	Per Unit Cost Range	Average Cost Per Unit
Land Costs (25 %)	\$16,000 - \$18,750	\$17,375
Construction Costs (40 %)	\$25,600 - \$30,000	\$27,800
Fees & Other Charges (20 %)	\$12,800 - \$15,000	\$13,900
Soft Cost - Financing, Overhead (15 %)	\$9,600 - \$11,250	\$10,425
Total Cost Per Unit	\$64,000 - 75,000	\$69,500

Source: ConAm Management Corporation, 1992

San Marcos Village consists of 212 units, of those 69 are low-income units; 24 studio, 42 one bedroom, and 3 two bedroom. Using the average of the cost estimate provided above, it would cost an estimated \$14,734,000 to replace all of the units at the San Marcos Village, requiring a minimum down payment of \$1,473,500.

The Autumn Ridge Apartments consist of 192 units, of those 37 are low-income units; 18 two bedroom and 19 three plus bedroom. Using the average cost per unit estimate provided above, it would cost approximately \$13,344,000 to replace all of the units at the Autumn Ridge Apartments, requiring a minimum down payment of \$1,334,400.

Preservation Costs Versus Replacement Costs

It is important to note that the preceding analyses assumes that HUD Section 8 and Voucher funds will be made available. The replacement costs estimated are much higher than the preservation costs of the at risk units.

It is unlikely that federal funding programs will be available to assist in the building of affordable housing, as in the past. However, preservation resources could be made available from existing City programs. It is clear that the City of San Marcos be a crucial factor in assuring the retention of affordable housing complexes if current owners wish to terminate their low income affordability.

Resources for Preservation

The types of resources available for reserving units at risk fall into two categories: a) entities with the interest and ability to purchase and/or manage units at risk, and b) financial resources available to purchase existing units or develop replacement units. This section examines these two types of resources.

Public Agencies and Nonprofit Corporations

Several public and nonprofit agencies in San Diego County and elsewhere have expressed interest in purchasing and/or managing at risk housing projects in the area. Among these are the Civic Center Barrio Housing Corporation in Santa Ana; the MAAC Project in National City; San Diego Interfaith Housing; and, the San Diego County Department of Housing and Community development. Information about the nature of these organizations is provided below.

Civic Center Barrio Housing Corporation: This non-profit housing corporation has been operating in Orange County for 16 years and has recently been expanding its work into San Diego County. Barrio Corporation owns and operates just under 100 housing units in Orange County and has expressed a strong interest in purchasing and managing units at risk in San Diego County.

MAAC Project: The MAAC Project is a multi-purpose social services agency with an annual budget of \$5 million. During the last seven years, the agency has become involved in minor residential rehabilitation projects and is developing a 150-unit low-income project in the City of San Diego.

San Diego Interfaith Housing: Founded in 1968, San Diego Interfaith Housing Foundation is a tax-exempt, charitable foundation organized by churches interested in addressing the housing needs of low and moderate income families, the elderly, and handicapped person. Interfaith Housing owns and manages three Section 8 projects totaling 232 units as well as a 90 unit project funded through the State Rental Housing Construction Program and tax credits. Approximately 85 percent of the tenants of these projects are low-income.

San Diego Interfaith has an annual operating budget of approximately \$150,000 and has nearly \$10 million in real property assets. The organization is eager to participate in joint partnerships with local jurisdictions to purchase and manage units at risk.

San Diego County Department of Housing and Community Development: The San Diego Department of Housing and Community Development serves as the local Housing Authority and currently operates over 2,000 Section 8 housing units and has developed, or is in the process of developing housing projects totaling approximately 200 units; the department currently owns 83 housing units. The Department has expressed an interest in purchasing and managing units which would otherwise lose their low-income status. However, the Housing Authority does not currently have any administrative funds reserved for this purpose, and is reliant on funding from HUD and local matching assistance.

Potential Preservation Financing Sources/Estimates of Available Fund

This section identifies potential source of financing and subsidy programs which might be used for the preservation assisted units. A summary of these sources is discussed below.

HUD Funds

Subject to appropriations, HUD provides most, and in some cases all of the financial incentives necessary for acquisition of federally subsidized at risk projects by nonprofit organizations, tenants, and local governments. These incentives include the following:

- Project based Section 8 contracts with HUD subsidized rents set at a level to provide an 8 percent return to owners who retain the project or to cover debt service on an acquisition loan for new projects.

- Grants to nonprofit buyers that would fill any gap between fair market rent or local market rent (whichever is higher) and allowable rents; and
- Mortgage insurance both for equity take out loans and acquisition loans. Insured equity take out loans are limited to 70 percent of equity, while acquisition loans are available at 95 percent of equity.

Redevelopment Agency Tax Increment Funds

State law requires redevelopment agencies to set aside at least 20 percent of tax increment revenues for increasing and improving the community's supply of low and moderate income housing, unless certain findings are made to exempt a project from the requirement. The City estimates that from 1991-1996, seven to nine million dollars for affordable housing will be generated from all three redevelopment areas. The entire amount of the funds will be used to develop affordable housing. Any request for use of these funds specifically for purposes of preserving affordable units at risk will also be considered.

Community Development Block Grant Funds (CDBG)

Through the CDBG program, HUD provides grants and loans to local governments for funding a wide range of community development activities. In FY 1992, the City's CDBG allocation amounts to approximately \$95,940. Since this amount is not fixed, it is difficult to project the amount which could be used for housing related activities. However, the City expects to allocate approximately \$25,000 to housing development.

Community Reinvestment Act (CRA)

Banks, thrifts, and their affiliated mortgage banking subsidiaries are required to annually assess the credit needs of the communities in which they operate. The City has and will continue to meet with lenders to discuss local needs and potential programs that may be within the guideline of community reinvestment. It is not possible to predict this amount, however, it is regarded as a potential resource for preservation efforts.

Mortgage Revenue Bonds

The City will continue to provide its credit support for the issuance of revenue bonds for the purpose of creating and conserving affordable housing.

Quantified Objectives

The City has two projects with a total of 106 units that technically are classified as being at risk. The City's objective over the next five years is to preserve all 106 at risk units.

Programs for Preservation

The City of San Marcos shall involve itself with the owners of at risk projects in the negotiation process to ensure the pursuit of every possible opportunity to retain the affordability of units within the City.

Policies

Policy 1: Attempt to preserve restricted low income housing in the City of San Marcos that is at risk of converting to non low-income housing by monitoring the prepayment status of projects, and identifying financial and organizational resources available to preserve these units.

Programs

1. At Risk Units (continuing program): The City will monitor its assisted stock of housing units and analyze and Keep in regular contact with the owners of low income housing projects on their intent to convert to other than low income housing use. The City will also explore means to continue housing affordability for low income households that would be impacted by the conversion of existing subsidized projects to conventional housing. This steps could include: relocation assistance, if necessary, priority listing for City assisted project, mortgage assistance of existing projects, and City acquisition.

The City will use its low income housing set aside (22% in project area 1 & 2, 24.7% in project area 3, which exceed the 20% State requirement) from Redevelopment to provide necessary financing incentives. From tax increment revenues that result from the City's redevelopment activities for affordable housing will be used entirely for the development of affordable housing. It is possible that some of these monies could be used for re-financing of bonds to extent the affordability and preservation of at risk units.

Time Frame: Ongoing

Responsible Agency: Planning Division

Source of Financing: General Fund, Low Income Housing Set Aside

2. Inclusionary (continuing program): This program is intended to expand the affordable housing stock in proportion with the overall increase in residential units to attract a varied and viable population to San Marcos. Residential development would be required to include affordable housing as a condition of development. The City will consider options that would include a fixed percent (initially proposed as 15%), establishment of an "in lieu fee," (which is high enough to produce a unit) off-site transfers, and development standards and phasing. It will be applied in the following contents.

Time Frame: Ongoing

Responsible Agency: Planning Division

Source of Financing: Developer fees and General Fund

3. Mortgage Revenue Bond (continuing program): This program will provide Mortgage Revenue Bonds (MRB) for the development of affordable housing for lower income households. The action is dependent upon continuing ability to issue bonds for such purposes. The City will adapt the existing program to meet new requirements that direct funding to low income rental units.

Time Frame: Ongoing

Responsible Agency: City Managers Office

Source of Financing: MRB and MRB administrative funds

4. Housing Revenue Bond (continuing programs): This program will provide Housing Revenue Bonds for the development of affordable housing for lower income households. This action is also dependent upon continuing ability to issue bonds for such purposes. The City will work with the development community through the issuance of tax advantage bonds for affordable housing.

Time Frame: Ongoing

Responsible Agency: City Managers Office

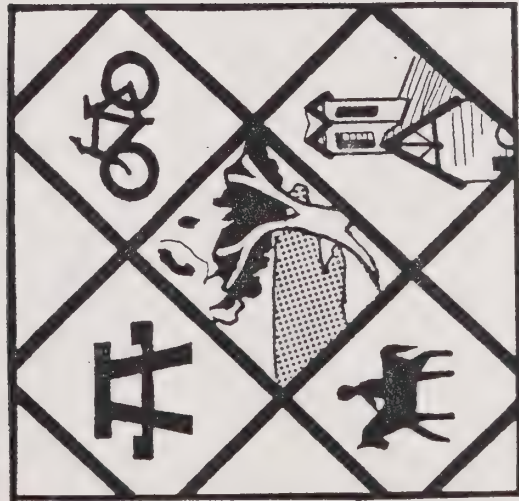
Source of Financing: Housing Revenue Bonds

5. **Density Bonus (continuing program):** This program will establish a density bonus program to bring the City into compliance with the new state requirements that emphasize very-low and low income targeting and additional incentives. An enabling ordinance will be adopted by the City as the first step.

Time Frame: Ongoing

Responsible Agency: Developmental Services Department

Source of Financing: As part of residential development costs



OPEN SPACE / CONSERVATION

D. CONSERVATION AND OPEN SPACE ELEMENT

PURPOSE

The objective of the Conservation and Open Space Element is to identify natural resources and open space areas and to provide for the preservation and managed production of natural resources, the promotion of outdoor recreation, the preservation of areas with scenic value, the preservation of endangered species, watershed protection, and the protection of public health and safety. The Conservation and Open Space Element contains goals, policies, and implementing strategy which serve as an action program to implement these objectives.

1.0 INVENTORY OF EXISTING OPEN SPACE RESOURCES

1.1 OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES.

1.1.1 Biological Resources.

The City of San Marcos includes diverse habitats, which are shown on Figure D-1 and described by Table D-1. Plant communities of the City include Mixed Chaparral, Coastal Sage Scrub, Grassland, Riparian Woodland, Southern Oak Woodland, Freshwater Marsh, and Vernal Pools. Generally, Chaparral and Scrub communities dominate steep south-facing slopes and hillsides. Oaks Woodland is found on gentler north-facing slopes and along higher elevation streams. Riparian Woodland and Freshwater Marsh are found along watercourses and in floodplains, and Grasslands and Vernal Pools co-exist on flat ground. The dominant agricultural crops are citrus, avocado and flowers.

Four Resource Conservation Areas (RCAs) are located within the City (Figure D-1 and Table D-2). The RCAs were designated by the County of San Diego to delineate areas of biological, archaeological, and/or geological sensitivity.

The Merriam Mountains RCA, located in the Twin Oaks Valley Community, contains Mixed Chaparral, which supports a variety of sensitive and/or rare and endangered plants species. It also contains Riparian/Riparian Woodland habitats and golden eagle nests.

The Owen Peak RCA, located in the College and Twin Oaks Valley Communities, includes large tracts of Coastal Sage Scrub, which contains sensitive and/or rare and endangered plant species and potential sensitive bird species.

The San Marcos Vernal Pool RCA, located primarily in the Business/Industrial District, supports a unique assemblage of plants (see Table D-3), some of which are only found in San Diego County. The vernal pools within the RCA currently are not well-defined geographically, and the RCA has been partially destroyed by previous illegal grading activities.

The Mt. Whitney-Double Peak RCA, located in the Lake San Marcos, Questhaven/La Costa Meadows and Barham/Discovery Communities, is dominated by Mixed Chaparral, which supports a variety of sensitive and/or rare and endangered species.

Sensitive habitats are designated as such because they: (a) contain rare, endangered or sensitive plant and animal species; (b) are particularly valuable to wildlife; and/or (c) are declining in area and numbers as a result of the increase in development pressures. In terms of supporting sensitive species and general wildlife numbers, Grassland and Riparian areas, respectively, are of primary concern. The following sections describe sensitive species typically found within Grassland, Mixed Chaparral, Coastal Sage Scrub, and Riparian/Riparian Woodland Habitats. Table D-4 describes typical animal species within these habitats.

1.1.1.1 Grassland

Grasslands, which comprise approximately 8.8 percent of the City's land area, are located primarily in the communities of Twin Oaks Valley, Barham/Discovery and the College Area.

Many raptor species utilize Grassland areas as a hunting ground. These raptors include the golden eagle, blackshouldered kite, northern harrier, American kestrel, redshouldered hawk and burrowing owl. The burrowing owl is also a resident, nesting in burrows within the Grassland. All of these species appear on local, state, and/or federal lists of species of special concern. The golden eagle, which nests in the Merriam Mountains, is fully protected by the State of California. An additional bird species of concern, the grasshopper sparrow, is found in the Grassland areas of San Marcos, particularly the College Area. This bird is considered to be on the decline in San Diego County and is "blue-listed" at the national level.

Mammals include ground squirrels, coyote and bobcat along with various mice. Reptiles include coast horned lizard, side-blotched lizard, western fence lizard, striped racer and rattlesnake.

Underlying clay soils present in Grassland habitats support remnants of the native perennial bunchgrasses, such as Stipa

coronata, that once were common in California. Other sensitive plant species found within this habitat include the thread-leaved brodiaea (Brodiaea filifolia) and the chocolate lily (Fritillaria bicolor). The brodiaea is considered rare and endangered by the California Native Plant Society (CNPS), endangered by the California Department of Fish and Game (CDFG) and is a potential candidate for the endangered species list by the U.S. Fish and Wildlife Service (USFWS). The lily is not officially listed by these agencies but is considered sensitive by local botanists.

Within the Grasslands of the Business/Industrial District are 275 acres of highly sensitive Vernal Pool habitats. Vernal Pools and the sensitive species that are associated with them are protected by state and federal mandates and are included within the San Marcos Vernal Pool RCA. There are 13 vernal pools supporting several sensitive plant species such as Orcutt's brodiaea (Brodiaea orcuttii), San Diego button celery (Eryngium aristulatum var. parishii), prostrate spineflower (Navarretia fossalis), San Diego thornmint (Acanthomintha ilicifolia) and the thread-leaved brodiaea. All are considered rare and endangered by CNPS. In addition, San Diego buttoncelery and the San Diego thornmint are designated endangered by CDFG. Orcutt's brodiaea, prostrate spineflower and San Diego thornmint are all potential candidates for the endangered species list by USFWS.

1.1.1.2 Mixed Chaparral

Mixed Chaparral, which comprises approximately 18.6 percent of the City's land area, occurs primarily in Questhaven/La Costa Meadows area, with additional areas found in the communities of Barham/Discovery and Lake San Marcos. It also occupies a large area of the Merriam Mountains in Twin Oaks Valley; small isolated patches exist in the Business/Industrial and in the College Area Community.

Many species of wildlife utilize this habitat, with bird species being most diverse and numerous. These species include California quail, roadrunner, common flicker, scrub jay, redtailed hawk, California thrasher and several species of warblers, sparrows and wrens. Mammals include mule deer, coyote, bobcat, gray fox, striped skunk, woodrat along with several kinds of rabbits and mice. Reptiles include coast horned lizard, southern alligator lizard, western fence lizard, gopher snake and western rattlesnake.

Mixed Chaparral also supports a variety of sensitive plant species such as a summer holly (Comarostaphylis diversifolia ssp. diversifolia), felt-leaved monardella (Monardella hypoleuca ssp. lanata), coast white lilac (Ceanothus verrucosus) and mesa club moss (Selaginella cinerascens). Summerholly and monardella are considered plants of limited distribution by CNPS. The lilac is

considered rare and endangered, and the club moss is rare in California but common elsewhere.

1.1.1.3 Coastal Sage Scrub

Coastal Sage Scrub comprises about 15.2 percent of the City's land area and is scattered throughout the City. It occurs on hot, dry south-facing slopes and hillsides where soils are too shallow and undeveloped to support Mixed Chaparral. The Owen Peak RCA, which is found between the communities of the College Area and Twin Oaks Valley, is almost exclusively Coastal Sage Scrub.

Birds of Coastal Sage Scrub include many of the same species found in Mixed Chaparral along with the black-tailed gnatcatcher, a potential candidate for the endangered species list by USFWS. Mammals and reptiles utilizing the habitat are also the same as those found in Chaparral, with the addition of the orange-throated whiptail lizard, also a candidate for the endangered species list by the USFWS.

Three sensitive plant species within Coastal Sage Scrub are mesa club moss, California adolphia (Adolphia californica) and Parry's tetracoccus (Tetracoccus dioicus). These plant species have been found to be restricted to Las Posas soils series. California adolphia is considered by the CNPS to be rare and endangered in California but common elsewhere while the tetracoccus is rare and endangered throughout its range.

1.1.1.4 Riparian/Riparian Woodlands

Riparian/Riparian Woodlands are considered very sensitive due to their high wildlife value and their diminishing status in California as a result of development and livestock grazing. Riparian habitat constitutes 1.7 percent of the City's land area and is dominated by willows (Salix spp.) and mulefat (Baccharis glutinosa) with scattered cottonwoods (Populus fremontii) and sycamores (Platanus racemosa). The woodlands extend along permanent and temporary watercourses and the extent of their development is dependent upon the amount of available water.

Three riparian systems exist within San Marcos: San Marcos Creek and its tributaries, Agua Hedionda Creek and Escondido Creek. San Marcos Creek System is the most extensive, with tributaries in all eight planning areas. Tributaries in Twin Oaks Valley contain areas of undisturbed Riparian Woodland as well as more modified riparian, which consists predominantly of herebaceous vegetation. The main creek, passing through the communities of Richmar, Barham/Discovery and Business/Industrial, also supports this type of vegetation. Agua Hedionda Creek in the College Area Community

supports approximately eight acres of woodland and four acres of Freshwater Marsh. The tributaries of Escondido Creek support limited stands of Riparian/Southern Oak Woodland, a plant community considered sensitive for much the same reason as Riparian.

Breeding and nesting sites of several bird species are commonly found in Riparian Woodland, including rufous hummingbird, great horned owl, bushtit, rufous-sided towhee along with various raptors, sparrows and warblers.

Although most mammals do not reside in riparian habitats, many utilize the area as a water source and movement corridor. Mammals observed to utilize Riparian Woodland include the mule deer, coyote, bobcat, greyfox, opossum, striped skunk, wood rat along with various bat species. Reptiles and amphibians include southern alligator lizard, western fence lizard, striped racer, gopher snake, Pacific tree frog and western toad.

1.1.2 Landforms and Other Visual Resources

San Marcos is located in one of the most picturesque areas of San Diego County. Landforms such as the mountain ranges in the northern and southern portions of the City contribute to its scenic corridors (see Figure D-2); biological resources, such as riparian habitats, provide a rich environment of plant and animal habitats; and water resources, such as San Marcos Creek and its tributaries, create a pleasant environment in San Marcos' open space areas.

The principal visual resources in San Marcos are the vistas of the foothills and mountain ranges from the communities of Twin Oaks Valley, Questhaven/La Costa Meadows, Barham/Discovery, and other scattered areas throughout the City. San Marcos is located in the Peninsular Range Province, which is a California physiographic province with a long and active history in southern California. The Peninsular Province is characterized by northwest trending mountain ranges separated by subparallel fault zones. The most prominent landforms are the mountain ranges in San Marcos, which consist of the following: Merriam Mountains and San Marcos Mountains in the northern portions of Twin Oaks Valley; Cerro de las Posas, Double Peak, Franks Peak and Mt. Whitney in the southern portions of the Questhaven/La Costa Meadows area; and Owen Mountain in Twin Oaks Valley and the College Area Community.

Primary and secondary ridgelines (see Figure D-3) in the northern and the southern mountain ranges vary in elevation, ranging from 600 feet to 1,736 feet. The foothills and mountain ranges can be classified into two slope categories; 16 to 25 percent, containing approximately 3,500 acres; and 25 percent and over, containing approximately 7,200 acres.

These mountain ranges, in conjunction with the creeks and its tributaries, have created several distinctive geologic landforms, such as Twin Oaks Valley; the valley in Questhaven/La Costa Meadows; the 100-year floodplain which extends from the northern portions of Twin Oaks Valley into the southern portions of Lake San Marcos and Questhaven/La Costa Meadows; and canyons, washes and alluvial fans, which can be found throughout San Marcos.

Plant and animal life are abundant in the RCAs, located predominantly in the communities of Twin Oaks Valley, the College Area, Business/Industrial, Questhaven/La Costa Meadows and Barham/Discovery. San Marcos Creek and its tributaries extend in virtually all of the communities, contributing to the City's rich environment, scenic corridors and open space areas that provide outdoor recreational opportunities.

1.1.3 Water Bodies

Four major water bodies and several ponds (see Figure D-4) are located within the City and its Sphere of Influence, including Lake San Marcos, South Lake Reservoir, Thibado Lake, Jacks Pond and several ponds located in the communities of Questhaven/La Costa Meadows and the College Area.

The largest waterbody is Lake San Marcos, located in the southwestern portion of the Lake San Marcos Neighborhood. The dam that formed the lake was built in the late 1930's as an irrigation reservoir; in 1962, the lake was dredged and expanded by approximately 80 acres. The lake derives its water from surface runoff, fed by San Marcos Creek and its tributaries. It is privately owned and operated, and serves as both an irrigation reservoir and a scenic recreational lake.

South Lake Reservoir, located in the Barham/Discovery and Questhaven/La Costa Meadows Communities, was built in 1956 as a water storage reservoir. The reservoir has a storage capacity of 73.3 million gallons and an approximate surface area of 30 acres.

Thibado Lake is situated northwest of South Lake Reservoir and serves as a retention lake and basin in the event of dam failure at South Lake Reservoir. This lake serves as the western boundary of a 50-acre community park.

Jacks Pond, located in Barham/Discovery Community, was built in the late 1930's as an irrigation pond. It is privately owned and operated.

Centennial Square, a partially approved, and as yet undeveloped, "Town Center" development project in the Richmar Community features a civic center, recreational activities, retail, commercial and office development around a scenic lake and park.

1.1.4 Open Space Easements

The City has designated open space easements for the retention of land for recreational opportunities, the protection of public health, safety and welfare, and the preservation of natural resources. Planned Residential Developments (PRDs) must set aside 40 percent of net acreage for common open space. Pursuant to this requirement, a 21.3 acre hill in Peacock Park (Richland Neighborhood) is subject to an open space easement, and 1.0 acre in the Owen and Johnson mobile home park (Business/Industrial) is subject to an open space easement for the preservation of biological resources and drainage control in the canyon park areas.

In addition, the Golden Door Resort in Twin Oaks Valley contains a 28.3 acre open space easement.

1.2 OPEN SPACE USED FOR THE MANAGED PRODUCTION OF RESOURCES

1.2.1 Description of Geology and Soils

1.2.1.1 Geology

The Geology of San Marcos features four bedrock units: the Bedford Canyon formation, composed of metasedimentary rocks; Santiago Peak Volcanics, composed of slightly metamorphosed volcanic, volcaniclastic and sedimentary rocks; Intrusive Igneous Bedrock, composed of primarily dark gray gabbro and light gray granodiorite; and Eocene Sedimentary Rocks, composed of flat-lying lagoonal claystone, siltstone and sandstone.

The mountain ranges feature underlying Jurassic metasedimentary and metavolcanic rocks and Cretaceous igneous rocks of the southern California batholith. Late Cretaceous, Tertiary, and Quaternary sediments flank the mountain ranges to the northeast and southwest. The upper Cretaceous, Tertiary and Quaternary rocks flanking the southwestern margin of the mountains are composed of detrital marine, lagoonal and nonmarine sediments, consisting of sandstones, mudstones and conglomerates.

San Marcos Gabbro, a source of black granite, is a unique geologic feature, which has been delineated by the Merriam Mountain Resource Conservation Area (RCA) in Twin Oaks Valley. San Marcos Gabbro, unique to the San Marcos and Merriam Mountain Range, is used for cornerstone and for making tables in the music industry because of its sensitivity to instruments (*i.e.*, smooth, flat and does not expand during varying periods of weather). In addition, during the weathering process, the granite becomes iron rich (Las Posas soil series) and supports rare plant species, such as the Southern Mountain Misery (Chamaebatia australis) and the Felt Leaved Monardella (Monardella hypoleuca).

Along the valley bottoms and streambeds are alluvium/colluvium deposits which is mostly composed of loose sand, silt, clay and gravel. These unconsolidated alluvial deposits are derived from the surrounding bedrock through soil seepage and the action of running water.

1.2.1.2 Soils

Seven soil associations are found in San Marcos, as shown on the U.S. Department of Agriculture Soil Conservation Service map. Table D-5 describes these soil associations, which include the Ramona-Placentia, Fallbrook-Vista, Cieneba-Fallbrook, Las Posas Association-Story, Exchequer-San Miguel, Friant-Escondido, and Diablo-Las Flores. These soils are distributed throughout the City (Figure D-5).

The poor quality of some soils in San Marcos has an adverse effect on structures and land uses. Soils defined as "poor" have at least one or, in most cases, a combination of qualities including poor drainage, high erosion, high shrinkswell, steep slope, slow permeability and poor drainage. Poor soils are located in the following communities: the eastern portion of Lake San Marcos; the northern portion of Twin Oaks Valley; the western portion of Business/Industrial; and the central portion of Questhaven/La Costa Meadows.

Alluvium, colluvium, topsoil, landslide, and Eocene sedimentary materials contain potentially expansive clays. Soil volume changes due to variations in soil moisture content may cause damage to foundations, slabs, and sidewalks. Soil volume or shrink-swell has considerable impact on the foundation of a building. An area with a high shrink-swell ratio would have a severe limitation for any potential building site. The soils communities that have a high shrink-swell ratio (see Table D-6) are located in the following communities: the western portion of Lake San Marcos; most of Business/Industrial; the central portion of Richland; and the northwestern portion of Twin Oaks Valley.

San Marcos has severe limitations for the location and construction of sewage effluent disposal systems, except along San Marcos Creek and its tributaries, where limitations are slight to moderate. This is because of the alluvial soils associated with the 100-year floodplain.

1.2.2 Agriculture

San Marcos contains approximately 3,240 acres of agricultural land, including land used for the production of avocados, citrus, tomatoes, dairy products and flowers. The dominant agricultural area is Twin Oaks Valley with 2,135 acres. Approximately 284.5 acres in Twin Oaks Valley are agricultural preserves established under the Williamson Act.

Most existing agriculture is centered around small scale commercial production (for example, wholesale nurseries and greenhouses). Avocado orchards and citrus groves are among the other agricultural uses in the City.

Non-crop agricultural uses include stables and dairies. Hollandia Dairy consists of approximately 125 acres in the Richland Neighborhood. The dairy, which produces, processes and distributes dairy products, is a member of a co-op that processes 11 to 12 million gallons of milk per year. The Hollandia Dairy produces 1.8 million gallons of milk per year from its own herd.

In general, agricultural land in San Marcos is not a valuable resource in terms of soil fertility, because soils are generally rocky, erosive, and/or have a high clay content, and/or are subject to limitations caused by nearly impervious bedrock or hardpan within the existing rooting depth. Much more land has been designated for agricultural use in the City than is currently used for agriculture. The dominant agricultural area is Twin Oaks Valley, with 2,219 acres, or about 39% of the total area, used for agriculture.

The continued availability of agriculture in the San Marcos area will be affected by agricultural economic viability, including the factors summarized in the following discussion.

One factor is access. Access to land for agricultural use must be available to permit the expansion of operations, change in farming methods, and start up of new farms.

Another factor is the cost of land. This factor is very important in determining availability of land for financially feasible agricultural production. A major contributor to the price of land is the increased demand for developable land or speculation in land

for urban uses. The many factors that make land viable for agriculture also make it desirable for urban development.

Land use incompatibility between agricultural and residential uses is another major factor that affects agricultural economic viability. Examples of potential compatibility problems are: 1) the need to use safer, but more costly herbicides, pesticides, and fertilizers due to the proximity of residential development; 2) the production of additional urban air pollution which can have an effect on the selection, yield, and/or quality of many crops; and 3) the reduction in profits due to theft and vandalism from residents of nearby residential developments.

It is likely that at some time in the future, the highest return on these properties permitting agricultural uses could only be realized through non-agricultural development. Increasing land values, increased costs of farming, market constraints, and land use incompatibilities (associated with agricultural operations such as dust generation, equipment operation, etc.) could perpetuate a cycle of land use conversion. Loss of these lands would not significantly affect countywide agricultural production, but it would substantially reduce agricultural lands within the San Marcos area.

1.2.3 Minerals

The State Mineral Land Classification Study (Special Report 153) uses the term "Mineral Resource Zone" (MRZ) to describe the presence or absence of significant sand and gravel deposits and crushed rock sources. San Marcos has land designated in three mineral categories: MRZ-1, MRZ-3 and MRZ-4. MRZ-1 areas have no mineral deposits, their significance cannot be calculated from the available data. Information available for MRZ-4 areas is inadequate for assignment of these areas to any other MRZ zone.

According to the State's Mineral Land Classification Maps, the City of San Marcos is unsuitable as a source for construction materials. There are no active sand and gravel and quarry operations in the City or its Sphere of Influence. There is an old quarry in the Questhaven/La Costa Meadows area, where only sub-surface mineral resources had been extracted in the form of cement aggregate, because of the underlying granite rock formation.

Other potential mining areas with underlying granite rock are in the Merriam and San Marcos Mountains in Twin Oaks Valley. One mile north of the City's adopted Sphere of Influence (adjacent to Twin Oaks Valley) is a quarry operation owned by South Coast Asphalt Company. The quarry is on 84 acres with an estimate of 10 million

tons of grandorite reserves. Adjacent to South Coast Asphalt is another quarry operation by National Quarry. National Quarry mines gabbro granite for monuments and architectural treatment on an interim basis.

1.3 OPEN SPACE USED FOR RECREATION

1.3.1 City Parks

San Marcos currently has five city parks, with proposals for additional parkland and park expansions in the near future (Table D-7). The five city parks, Linda Vista Park, Walnut Grove, Woodland Park, Optimist Park and Bougher Park, total 33 acres, and are located in the communities of Business/Industrial, Twin Oaks Valley and Richland. The Red Barn Community Center and adjacent youth building, and the Joslyn Senior Citizen Center, located behind City Hall, are indoor public recreational facilities totalling 4.14 acres.

Proposals for additional parkland and park expansions include Linda Vista Park, East Park, Town Center (Centennial Lake), West Park and Walnut Grove, totalling 155 acres in the communities of Business/Industrial, Barham/Discovery, Richmar, and Twin Oaks Valley. Lakes are proposed for the West Park and Centennial Square developments.

The City's goal in its parks and recreation planning is to meet the "Standards for Recreation Areas" set forth in Table D-8.

1.3.2 School Playgrounds

The San Marcos School District maintains four elementary schools, one junior high school, one high school, and one continuing high school, with a total of 51 acres of school playgrounds (Table D-9). In addition to these facilities, Palomar Community College has 11.3 acres of outdoor recreation. San Marcos has proposed several additional educational facilities throughout the community to serve future population growths.

1.3.3 Cultural Resources

Cultural Resources are fragile and non-renewable evidence of human activity as reflected in districts, sites, structures, artifacts, works of art, and natural features that were of importance in human events.

Two basic periods of time are generally used when categorizing cultural resources: prehistoric and historic. The San Marcos area

was occupied by three prehistoric Native American peoples: the La Jolla (Millingstone period); the Iipay/Luiseno (Late Prehistoric); and the San Dieguito. The historic period began with the Spanish missionaries in the late 1700's. Soon after the Mexican-American War and California's statehood, settlers came into the valley areas and began to farm the land. The historic structures that are standing today were constructed during this period, principally between 1880 and 1902.

1.3.3.1 Archaeology

Eighty-four prehistoric archaeological sites of Native American origin have been recorded in San Marcos by various institutions. The majority of these sites are located in the communities of Twin Oaks Valley, College Area and Questhaven/La Costa Meadows. Of the 84 archaeological sites, 37 sites are of Late Prehistoric origin (2500 B.P. to Spanish Contact); 10 sites are Early Archaic/Millingstone (7500 B.P. to 2500 B.P.); 8 sites are Paleo-Indian (12000 B.P. to 7500 B.P.); and 28 sites are of unknown affiliation (12000 B.P.). The most frequently occurring type is the Late Prehistoric milling station, accounting for 26 percent of all sites. Excluding those of unknown affiliation, the sites are Early Archaic temporary camps, Late Prehistoric camps and Paleo-Indian camps, Paleo-Indian flake scatters, late Prehistoric milling with shell scatters, a Late Prehistoric village with rock art, isolates, pictographs, and rock structures, and a Paleo-Indian workshop/quarry.

From the 84 prehistoric archaeological sites that have been recorded, eight sites have been identified for conservation (pending upon field verification). These sites are located in the communities of Twin Oaks Valley, Barham/Discovery, the College Area, and Questhaven/La Costa Meadows. Based on their educational and scientific contribution to the community, it is recommended that these sites be preserved in their natural environment.

Three levels of probability areas for archaeological resource occurrence (low, medium and high) have been delineated, based on the cultural and environmental conditions of prehistoric Native American groups. A fourth category has also been included for those areas that have been previously studied. Many resources have already been discovered; however, within areas where development has not occurred yet, there is a potential for more archaeological findings.

A map of these resources will be kept by the City Planning Division. It is not published as part of this General Plan, in order to preclude possible harm to, or exploitation of, archaeological sites.

1.3.3.2 Historic Sites and Places

According to the Regional State Historic Preservation Office and the San Marcos Historical Museum, San Marcos has approximately 31 important older structures and places of historical and architectural importance (Table D-10 and Figure D-6). Many of these resources were built before the turn of the century and thus may be eligible for inclusion on the National Register of Historic Places (see Table D-11 for criteria). Prior to the development in these areas, additional research and evaluation of these structures should be performed by qualified historical experts, so that appropriate measures will be taken to ensure their preservation and enhancement.

1.4 OPEN SPACE FOR THE PROTECTION OF THE PUBLIC HEALTH, SAFETY, AND WELFARE

1.4.1 Floodplain

The 100-year floodplain delineates the area that a water course would inundate in the event of the maximum flood expected to occur once in every 100 years. Figure D-4 illustrates the 100-year floodplain for San Marcos Creek and its major tributaries. The San Marcos 100-year floodplain covers approximately 952 acres, extending from the northern portions of the Twin Oaks Valley Community south to the Richmar Neighborhood, where it is joined by the East Branch extending through the Richland Neighborhood. From the Richmar Neighborhood it extends west to Lake San Marcos, where it is joined by the Las Posas Branch, a tributary creek extending through both the College Area and the Business/Industrial District. From Lake San Marcos the 100-Year Floodplain extends south through the western portion of the Questhaven/La Costa Meadows Community.

The San Marcos Creek Specific Plan was adopted in 1979 to mitigate flood hazards along San Marcos Creek. Mitigation measures included concrete channels, concrete box culverts and environmental channels. In establishing this plan, the City considered existing land usage as well as future anticipated development.

The industrial park development in the Questhaven/La Costa Meadows Community included the construction of an environmental channel along San Marcos Creek with park-like amenities. At present, the industrial park is maintaining this environmental channel.

The Specific Plan adopted for San Marcos Creek includes plans to develop a trapezoidal concrete channel west of the intersection

of Richland Road and Mission Road and a concrete box culvert at Bougher Road and Rock Springs Road in the Richland Neighborhood.

The San Marcos Creek Specific Plan also intends to construct both a concrete channel between the industrial and multi-family designated areas of the Richmar Neighborhood and an environmental channel in the Twin Oaks Valley Community which will contain the 100-year flood flow.

1.4.2 Unstable Soils Areas

Landsliding and slope instability in San Marcos are caused by ancient landslide, bedding plane faults, and weak claystone and siltstone beds associated with Eocene sedimentary rocks. Known and/or suspected ancient landslides exist in the western portion of the Business/Industrial Community. Landslides are believed to have occurred along weak points in the underlying rock under saturated conditions. Areas which are known to be prone to slope instability in hillside areas are located mostly in the Business/Industrial and Lake San Marcos Communities, with scattered sites in the College, Barham/Discovery and Questhaven/La Costa Meadows Communities.

1.4.3 Seismic Events

As discussed in the Safety Element, there are no known faults in San Marcos. The closest major active or potentially active faults are the Elsinore, Coronado Banks, and Rose Canyon faults. A major earthquake along one of these faults, or in the San Jacinto fault zone located about 42 miles northeast of San Marcos, could cause significant shaking in San Marcos and possibly cause damage to poorly-designed structures. Because seismic events would affect the entire City, however, the preservation of open space is not viewed as an effective or feasible means of avoiding these impacts.

Other seismically related hazards include liquefaction of loose alluvial and colluvial soils and seismically induced or dynamic settlement, which is related to liquefaction. The potential for liquefaction and settlement is most pronounced in the alluvial soils along San Marcos Creek and its tributaries.

1.5 VACANT LAND

Approximately 10,750 acres of vacant, non-agricultural land are located within the City, constituting approximately 48 percent of San Marcos. The majority of this land is designated for agricultural and residential land uses.

1.6 LAND OUTSIDE/ADJACENT TO SAN MARCOS

To the north of San Marcos are the Merriam and San Marcos Mountains with primary ridgelines at elevations of 1,053 feet to 1,752 feet. These mountain ranges also extend to the northeast, eastern and southern areas, featuring several canyons and valleys.

To the west of San Marcos are various water resources. Several tributaries from the mountain areas form San Marcos Creek, Buena Vista Creek, Agua Hedionda Creek and Escondido Creek. These creeks flow southwesterly into their respective lagoons and then empty into the Pacific Ocean.

South of San Marcos is Questhaven Retreat. This area is partially developed and utilized for spiritual meditation. The religious retreat contains biological resources and hiking trails throughout the property.

The County of San Diego's Scenic Highway System has several north-south and east-west scenic highway corridors that are outside San Marcos' boundary. North-south scenic corridors include portions of State Highway 15 (I-15), Bear Valley Parkway, El Camino Real (S-11), State Highway 5 (I-5), and State Highway 21 (S-21). East-west corridors include Gopher Canyon Road, Del Dios Highway (S-6), Via Rancho Parkway, and San Pasqual Road.

1.7 FUTURE OPEN SPACE PRESERVATION

Figure D-10 shows present and proposed open space designations. The exact location of open space within the Twin Oaks Valley floodplain area, and along the ridgelines of the Questhaven/La Costa Meadows Community, will be determined when specific plans are developed for the Specific Plan Areas within those communities.

The railroad right-of-way should be preserved as open space, either to serve as the right-of-way for Light Rail or, if Light Rail is not constructed, for use as a linear park.

The San Marcos Landfill should be designated as a park following its closure. If other solid waste management facilities extend the life of the landfill, a fee should be imposed for the provision of the park/open space areas.

2.0 INVENTORY OF OTHER NATURAL RESOURCES

2.1 WATER SUPPLY

2.1.1 Watersheds

San Marcos is located wholly within the Carlsbad Hydrographic Unit, an area of about 210 square miles. Four major waterways, San

Marcos Creek, Agua Hedionda Creek, Buena Vista Creek, and Escondido Creek, and a number of tributaries, make up the Carlsbad Hydrographic Unit. In terms of watershed, the tributaries of San Marcos Creek drain the runoff from the Merriam Mountains and the San Marcos Mountains which feed into Twin Oaks Valley. As the creek flows southwesterly, there is runoff from the south facing slopes of Cerro de las Posas, Double Peak, Franks Peak and Mt. Whitney. From their respective watersheds, the San Marcos Creek, Agua Hedionda Creek, Buena Vista Creek and Escondido Creek flow westwardly and empty into the Agua Hedionda Lagoon, Batiquitos Lagoon and San Elijo Lagoon, and then eventually into the Pacific Ocean.

2.1.2 Groundwater

The San Diego region is generally arid, receiving approximately 10 inches per year of rainfall near the coast, and more than 30 inches per year in the mountains. In most cases, rainfall averages approximately 15 inches per year, most of which falls during the winter months.

Groundwater is contained in underwater aquifers and is recharged by the entire land surface. Recharge rates vary and are affected by the permeability of the ground. In an arid or semi-arid region, a slow rate of replenishment by rainfall can be far exceeded by the rate of groundwater pumping, resulting in serious problems of groundwater mining.

Groundwater in San Marcos, as in all of San Diego County, is generally limited and of poor quality due to infrequent rainfall and the high salt content of imported water. Groundwater is replenished by irrigation with imported water or percolation of wastewater throughout most of the San Diego area. Water used for irrigation naturally contains soluble salts which become concentrated in the soil-water system. When plants remove water from this system, the remaining water is left with a concentration of salt anywhere from 2 to 10 times that of the applied irrigation water (SANDAG, 1981). These more concentrated salts gradually move downward and build up in the groundwater. Thus, the use of imported water can cause the level of groundwater to rise in many valley areas, while the quality of groundwater declines because the source of replenishment has been contaminated.

2.1.3 Domestic Water Supply

Several agencies administer and control the flow and quality of domestic water within the City of San Marcos (Figure D-7). Most residents receive their water from the San Marcos County Water District, which contracts with the San Diego County Water Authority

(CWA) for its water. CWA is one of 27 member agencies in the Metropolitan Water District (MWD), which is responsible for importing and distributing water from the Colorado River Aqueduct and State Water Project to its member agencies (Figures D-8 and D-9). All of the domestic water supply provided through the SMCWD is imported. Local groundwater previously used for domestic supply became highly mineralized, and its use was terminated in the early 1950's.

Portions of the Business/Industrial District, the College Area, and the Twin Oaks Valley Community receive their water from the Vista Irrigation District. This district receives one-half of its water from Lake Henshaw and another one-half from the CWA. Currently the CWA provides service through its wholesale agency, the Bueno Colorado Municipal Water District, but plans eventually to provide direct service.

In a few areas, San Marcos residents receive their water service from either the Olivenhain Municipal Water District or the Rincon Del Diablo Municipal Water District.

The following is a brief description of each water agency.

2.1.3.1 Metropolitan Water District (MWD)

MWD has four pipelines providing service to the San Diego County Water Authority (CWA). Pipelines 1 and 2 are joined by common tunnels and act as one pipeline, which connects to the Colorado River Aqueduct at the west portal of San Jacinto Tunnel, carrying untreated Colorado River water. Pipelines 3 and 4 begin at the terminus of the San Diego Canal at Lake Skinner. These pipelines are also connected to the Lake Skinner outlet conduit manifold and the Skinner Treatment Plant effluent; thus, Pipeline 3 is capable of transporting untreated water directly from the San Diego Canal or from Lake Skinner, or of transporting treated water from the Skinner Treatment Plant.

MWD's reservoir storage available for service to the CWA is provided by Lake Skinner, which has a capacity of 45,000 acre feet. Of this amount, approximately 36,500 acre feet is usable storage when service is being provided through the Skinner Treatment Plant facilities. Pipelines 1, 2, 3, and 4 extend south from the Lake Skinner area to a delivery point 5.9± miles south of the Riverside-San Diego County line, at which point MWD's jurisdiction ends and the CWA's begins.

2.1.3.2 San Diego County Water Authority (CWA)

The San Diego County Water Authority (CWA) is responsible for providing imported water to its 24 member agencies within San Diego County which, in turn, retail the water to local customers. In early 1980, San Marcos County Water District became a member agency by annexation and detachment from Buena Vista Municipal Water District. This made a total of 24 member agencies of the CWA. No additional area was added to the CWA by this detachment-annexation.

The source of water for each water agency depends on demand for the availability of water. Several agencies have the alternative of being supplied from a reservoir, directly from an aqueduct or a combination of direct deliveries and water from storage. Within the County, an extensive network of reservoirs is used to store water for use by some agencies, while other agencies take water directly from a pipeline of one or more of the aqueducts. CWA stores water in San Vicente Reservoir for many agencies that have little or no storage within their district.

2.1.3.3 San Marcos County Water District

The San Marcos County Water District (SMCWD) was organized in March 1955 under provisions of Division 12 of the California Water Code. The purposes of the district are to finance, construct, operate, and maintain a water and wastewater system to serve properties within the district boundaries. The District lies mainly within the City of San Marcos and serves approximately 28,100 persons. The District provides water and sewer services to the City of San Marcos, portions of the cities of Escondido and Carlsbad, and portions of surrounding unincorporated areas.

The SMCWD has approximately 100 million gallons of storage including three steel reservoirs within the City: the Meadowlark Tank with a 1.25 million gallon capacity; the Mount Whitney Tank with a 2.5 million gallon capacity; and the Las Posas Tank with a 1.0 million gallon capacity. All of these reservoirs provide fire protection and domestic service in their immediate areas.

The SMCWD is responsible for approximately 6,700 service hook-ups. The district also has 3 emergency interconnections with the Vista Irrigation District, the Costa Real Municipal Water District and the Rincon Del Diablo Municipal Water District. The District possesses transmission lines ranging from 3 inches to 4 inches and four pump stations. The District purchases 100 percent of its water from CWA and presently provides a monthly maximum water delivery of 1,171 acre feet. Planning or approved water system improvements include a new aqueduct storage tank. According to the district's 1981 update of its "Master Plan for Water Supply, Storage and Distribution", additional storage, pump stations and service connections can be constructed to maintain adequate supply.

2.1.3.4 Vista Irrigation District

The Vista Irrigation District was formed in August 1923, lies mainly within the City of Vista, and serves a population of 56,000. By 1995, the District's population is projected to increase to 79,000.

The Vista Irrigation District receives one-half of its water from Lake Henshaw and another one-half from the San Diego County Water authority. Actual percentages on a yearly basis vary, depending upon the availability of local water, which is dependent upon rainfall runoff. The District's distribution system consists of 300 miles of transmission mains, 13 reservoirs with a total of 40 million gallon storage and 17,000 service connections. The District possesses 20 percent ownership in the Joint Escondido-Vista Water Treatment Plant (18 mgd owned by Vista) and 5 CWA aqueduct connections with the City of Oceanside and the City of San Marcos. The District delivers an average of 2,269 acre feet of water per month.

2.1.3.5 Olivenhain Municipal Water District

The Olivenhain Municipal Water District, formed in April 1959, receives its water from MWD and CWA. The District serves the Olivenhain Valley and portions of Encinitas, Leucadia, Cardiff, Rancho Santa Fe, Solana Beach, the Cities of Escondido, Carlsbad, San Marcos and San Diego. There are over 280 miles of pipe installed, and the District's 14 reservoirs store a total of 50 million gallons of water.

2.1.3.6 Rincon Del Diablo Municipal Water District

Rincon Del Diablo Municipal Water District, formed in 1955, receives its water from MWD and CWA. The District encompasses areas within the County of San Diego and portions of the City of Escondido and the City of San Marcos, serving the water needs of a population of 14,000. There are three reservoirs totaling 10 million gallons of water storage. The District delivers an average of 4,938 acre feet of water per year.

2.1.4 Agricultural Water Use and Supply

Irrigated agriculture uses significant amounts of water. Agricultural land uses found in San Marcos include avocado orchards, citrus groves, tomatoes, greenhouses, flower farms, nurseries, dairies, stables, ranches and aviaries.

Table D-12 shows the estimated annual water application to some of these crops in San Diego County. The SMCWD supplements imported water used for irrigation with water stored in local reservoirs. Both of these are limited resources in San Marcos, as in all of southern California. Currently, agricultural water demands constitute approximately 30 percent of annual SMCWD water sales (CWA, 1985), a greater proportion than the 20-25 percent average for agricultural water use throughout the San Diego region (SANDAG, 1981).

2.1.5 Future Water Supply

The population of San Diego County as of 1980 was 1,738,000, with a projected population of about 2,684,000 in the year 2,000. With this population dependent on the CWA for water supply, the need for water imports will increase by an average of about 10,000 acre feet per year. The total water production in the year 2000 is estimated to be 668,000 acre feet per year. Table D-13 shows projections of domestic and agricultural water needs within the CWA service area. Assuming that a minimum of at least 20 to 30,000 acre feet of local water is available annually, it will be necessary to import nearly 650,000 acre feet of water by the year 2000.

Water availability from the MWD for meeting CWA's import requirements is dependent on the total amount available to MWD from the State Water Project and the Colorado River. Depending on the type of water year, the available supply may vary from 460,000 af/year minimum to 700,000 af/year maximum prior to the construction of Delta water transfer facilities.

Water reclamation could reduce the need for imported water by the year 2000. This supplemental supply is expected to increase in small increments throughout this period. To date, 22,000 to 44,000 af/year of water reclamation capacity has been identified as economical by CWA. With a supply of water varying from year to year, the CWA must be capable of storing adequate water locally during periods when water is available to meet the demands during periods of limited water supply. It is possible that critical years and dry years could occur sequentially, severely limiting the import of water. During a period of limited water imports, it may be necessary to curtail deliveries by initiating a very strict water conservation plan, reducing agricultural water use to a minimum, and possibly implementing water rationing.

2.2 SEWER SERVICE AND WASTEWATER DISPOSAL

The San Marcos County Water District (SMCWD) provides sewer service to the City and to unincorporated areas of northern Twin

Oaks Valley. The SMCWD is one of six member agencies of the Encina Joint Powers Sewer Agency, which provides sewer service to the northern San Diego County coast.

All sewage from the Encina Joint Powers service area is directed into the Encina plant in the City of Carlsbad, which has a capacity of about 18 million gallons per day (mgd) and provides primary and secondary treatment. Effluent from the plant is discharged at an ocean outfall.

The SMCWD's share of the Encina plant capacity is approximately 3.2 mgd. Near-term expansion of the plant is expected to increase the capacity to 22 mgd, and a long-term expansion to 45.75 is planned.

The SMCWD also operates the Meadowlark Reclamation Plant, which has the capacity of processing and treating two million gallons of sewage per day. After plant processing, one and one-half million gallons of water can be stored at the Stanley A. Mahr Reservoir per day. Water stored at the reservoir is solely used for landscaping and irrigation purposes.

As of December 1983, the Meadowlark Reclamation Plan was receiving sewage from the San Marcos Drainage Basin in Twin Oaks Valley and from the Questhaven/La Costa Meadows area. The SMCWD is conducting a study to assess areas which will be best served by the wastewater reclamation project, so that the plan can begin to operate at full capacity.

2.3 AIR QUALITY

2.3.1 Climactic Factors

The climate of San Marcos and all of Southern California is characterized by mild winters, warm, dry summers, and light winds. The mean temperature in Escondido, the closest weather monitoring station to San Marcos, is 61.8 degrees, with mean maximum and mean minimum temperatures of 76.2 degrees F and 47.4 degrees F, respectively. Annual precipitation at the Escondido station averages 16 inches, 90 percent of which falls between November and April.

Subsidence and radiation inversions act to degrade air quality in the vicinity of San Marcos. Subsidence inversions (elevated inversions) occur during the warmer months as descending air associated with the Pacific high pressure cell comes into contact with

cool marine air. The boundary between the two layers of air represents a temperature inversion which traps pollutants. As this air layer moves eastward it becomes progressively more polluted. This situation is further complicated as trapped hydrocarbons (mobile source emissions) and oxides of nitrogen (stationary and mobile source emissions) react in the presence of sunlight to form photochemical smog.

The second type of temperature inversion, the radiation inversion (ground box inversion), develops on winter nights when air near the ground cools by heat radiation and air aloft remains warm. They are most common early on clear, cold winter mornings. A shallow inversion layer is formed between the two air masses which can trap vehicular pollutants such as carbon monoxide and oxides of nitrogen. Little mixing or turbulence occurs. The adverse air quality effects of the radiation inversion are most pronounced in the vicinity of congested freeways, parking lots, and intersections.

2.3.2 Regulatory Framework

The planning area is located in the San Diego Air Basin in the jurisdiction of the San Diego Air Pollution Control District (APCD) and the California Air Resources Board (CARB).

In San Diego County, the Air Pollution Control District (APCD) is responsible for ensuring that federal and state ambient air quality standards are achieved. The APCD has prepared the "1982 State Implementation Plan (SIP) Revision for the San Diego Air Basin". San Diego's original air quality plan, the Regional Air Quality Strategy (RAQS), outlined ways in which San Diego could continue to grow and yet achieve air quality standards. RAQS used the San Diego Association of Governments' (SANDAG's) regional growth forecasts to project growth. The SANDAG growth forecasts were based on existing development and future development as outlined in applicable Community Plans and General Plans.

In 1982, APCD updated RAQS by preparing the San Diego State Implementation Plan (SIP) Revision. The SIP Revision is based on revised SANDAG growth forecasts and aims specifically at reducing levels of ozone, carbon monoxide, and particulates. The SIPs for all air basins throughout the state make up the California Master SIP.

Ambient Air Quality Standards (AAQS) represent the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. Healthy adults can tolerate periodic exposure to high pollutant levels. Repeated exposure can generate health problems. High pollution levels can also injure

animals, vegetation, and materials. The five primary pollutants of concern are ozone, carbon monoxide, sulfur dioxide, nitrogen oxides, and particulate matter. National Ambient Air Quality Standards (NAAQS) have been adopted for these pollutants. In addition, California has adopted slightly different standards to reflect special pollution problems in the State.

Air Quality at the Escondido monitoring station, the closest station to the project area, is assumed representative of the project area. The station is located 5 miles east of San Marcos. Table D-14 illustrates the number of days exceeding state and federal standards for the major pollutants from 1981 through 1985. Both ozone and suspended particulate matter standards were exceeded in each year of 1981 through 1985. (Summary of 1986 data has not yet been released).

The air quality data indicates that ozone is the air pollutant of primary concern in the San Marcos Area. Ozone is a secondary pollutant; it is not directly emitted. Ozone is the result of the chemical reactions of other pollutants, most importantly hydrocarbons and nitrogen dioxide, in the presence of bright sunlight. Pollutants emitted from upwind cities react during transport downwind to produce the oxidant concentrations experienced in San Marcos.

Carbon monoxide concentrations are usually a function of local vehicular activity. The data indicate that carbon monoxide levels in the San Marcos area have remained approximately the same over the last several years.

Particulate emissions from manmade sources have been inventoried by the SCAPCD. Vehicular traffic accounts for 58 percent and construction activities account for 25.3 percent of the man-generated particulate emissions. Natural sources of particulate emissions also contribute to the levels monitored in Escondido.

2.4 ENERGY RESOURCES

SANDAG has developed a "Regional Energy Plan" which discusses the following: the energy problems as it affects the San Diego region; the three major forms of energy used in the San Diego region: electricity, natural gas, and gasoline; and ways to reduce energy consumption or promote alternative energy sources. This section of the Conservation Element is based on San Diego's Regional Energy Plan.

2.4.1 Energy Use Trends

2.4.1.1 Residential

All urban and rural population centers in the region have access to electricity; however, approximately 25 percent of customers in the region do not have access to natural gas service. Gas line extensions are made by the San Diego Gas & Electric Company (SDG&E) based on a cost analysis of requests for service. New development that is not served by natural gas will most likely have to rely solely on electric energy or alternative sources.

Because the region has many different climates, space heating and air conditioning energy requirements vary. Another major determinant of energy demand is housing type. Multiple family units require less space heating and air conditioning due to their smaller size and insulation from ambient climatic conditions provided by adjacent units. The Regional Energy Plan indicates that a higher proportion of future housing will be built in the transitional and coastal climate zones. This trend will result in higher energy demands than would the continuation of the existing distributional pattern.

2.4.1.2 Industrial and Commercial

The service orientation of the region's economy results in a small proportion of energy use in the industrial and commercial sector as compared with the state and nation. However, many commercial and industrial enterprises in the region do use large amounts of energy in concentrated areas, namely electricity (60 percent) and natural gas (35 percent), which represents an important opportunity for energy management and conservation.

2.4.1.3 Energy Prices and Costs

The amount that customers pay for energy is an important factor in how much energy is consumed and in the economic attractiveness of energy conservation and alternative source programs. Residential prices are used for natural gas and electricity. In the San Diego region, direct energy expenditures account for about 10 percent of the typical family's after-tax income. Indirect energy costs included in the purchase price of goods and services accounts for another 10 percent to 20 percent of household income. Natural gas provides about 75 percent of home energy needs in the region.

State of California energy-conserving building standards for new residences, which were instated in 1975 and raised in 1978 and 1982, help to reduce energy cost increases in these newer housing units. About 85 percent of the housing units in the region were

built before 1975, however, including most low and moderate income households.

Existing businesses and industries are faced with problems similar to pre-1975 housing. Industrial and commercial energy consumption accounts for 60 percent of total electricity need in the region and 35 percent of natural gas consumption. These users will be affected by the natural gas and gasoline price increases, as well as by real electricity prices.

3. CONSERVATION AND OPEN SPACE GOALS, POLICIES, AND IMPLEMENTING STRATEGIES

- Goal 1: To preserve the natural resources of the planning area, including dominant landforms, plant and animal habitats, and water courses.
- Goal 2: To develop and maintain a complete parks and recreation open space system within the planning area.
- Goal 3: To preserve and rehabilitate cultural resources that are significant to San Marcos because of their age, appearance, or history.
- Goal 4: To preserve viable agricultural uses that comply with environmental management practices, and retain the rural character of non-urban lands.
- Goal 5: To retain open space areas for public safety.
- Goal 6: To promote contiguous development of vacant land.
- Goal 7: To ensure a high level of air and water quality.
- Goal 8: To promote the use of energy conservation measures.

GOAL 1

Policy 1:

Preserve prominent landforms, such as the Merriam Mountains, San Marcos Mountains, Cerro de las Posas, Mt. Whitney, Double Peak, Franks Peak, Owen Peak, the canyon areas, and the 100-year floodplain, by conservation and management policies.

Implementing Strategy 1.1: Prepare and implement a Hillside Development Management Program establishing standards for preservation of prominent landforms, including slope/density formulas, erosion and drainage control, and landscaping, and establishing a Hillside Overlay Zone.

Implementing Strategy 1.2: Require hillside review for all proposed projects within the City's Hillside Review Overlay Zone.

Implementing Strategy 1.3: Utilize techniques such as transfer of density, PRD, and open space easements to encourage the preservation of significant natural landforms, such as canyon areas and prominent ridgelines.

Implementing Strategy 1.4: Prohibit the intrusion of highly visible cut and/or fill slopes, building lines and/or road surfaces on hillside areas visible from points within the City.

Implementing Strategy 1.5: Require the incorporation of vegetative screening into any development project, except that when existing heavy brush creates a visual screen between new and existing dwelling units, development projects shall be required to clear the brush and replant for fire safety where necessary.

Implementing Strategy 1.6: Require the irrigation and landscaping of manmade slopes, in order to prevent erosion and to soften the visual appearance of the finished slopes.

Implementing Strategy 1.7: Encourage low intensity development adjacent to the floodplain to preserve vegetation habitats for wildlife, visual resource, and recreational opportunities, and to protect against flooding.

Implementing Strategy 1.8: Within the Specific Plan Areas (SPAs) identified in the Community Plans, require specific plans to provide distinct, identifiable open space corridors through ridgelines and the San Marcos Creek floodplain and watershed.

Policy 2:

Develop and/or update management guidelines for soils, slope instability, landsliding and other geological constraints to development.

Implementing Strategy 2.1: Require the use of appropriate construction techniques recommended by a registered engineer for development proposed in areas where there is a high shrink-swell behavior causing expansive soils.

Implementing Strategy 2.2: Control erosion during construction through proper planning and grading techniques in accordance with City regulations.

Implementing Strategy 2.3: Control long-term erosion by vegetation replanting and the installation of proper drainage control devices, including the use of siltation basins to reduce runoff into San Marcos Creek.

Implementing Strategy 2.4: Require soils having a high or moderate permeability capacity or rate to be left in their natural state, where feasible, to reduce run-off and encourage groundwater conservation.

Implementing Strategy 2.5: Require the revegetation of graded areas, predominantly with native plant species, except in fuel modification zones.

Implementing Strategy 2.6: Require the approval of all septic tanks by the County Department of Environmental Health and by the City of San Marcos, pending on-site tests certified by a qualified engineer.

Implementing Strategy 2.7: Prohibit sewage effluent disposal systems along San Marcos Creek and its tributaries because of the environmental concerns, including groundwater contamination and vegetation and habitat destruction.

Policy 3:

Preserve and enhance significant biological resources for the protection of rare and endangered species and for the maintenance of sensitive habitats.

Implementing Strategy 3.1: Prior to development approval, require a biological assessment performed by a qualified biologist in sensitive habitat and areas where the rare and endangered species are known or reasonably estimated to be present.

Implementing Strategy 3.2: Require a biological survey for development proposed near or adjacent to riparian and wetland habitats.

Implementing Strategy 3.3: Prohibit tree poaching, the needless removal/destruction of mature oaks and sycamores, and the unlawful hunting of wildlife.

Implementing Strategy 3.4: Establish a zoning district overlay for the protection and preservation of RCAs in areas of biological, archaeological and/or geological sensitivity.

Implementing Strategy 3.5: Require buffers or setbacks to prevent adverse impacts to riparian and wetland habitats.

Implementing Strategy 3.6: Conserve plant communities by integrating them into the project design where feasible, and/or implement techniques such as transplanting, seed gathering, and reseedling.

Implementing Strategy 3.7: Preserve sensitive plant species wherever feasible, using transplanting only as a last resort.

Implementing Strategy 3.8: Integrate large tree stands of oaks, sycamores, willows, and/or cottonwoods into project design, where feasible. Where removal cannot be avoided, mature (36"-48") specimen trees at a 1:1 ratio shall be provided as part of the final landscape plan.

Implementing Strategy 3.9: Require new development to preserve and set aside identified, native Southern California grassland habitat as a native preserve.

Implementing Strategy 3.10: Require specific plans for Specific Plan Areas to minimize impacts on biological resources by using methods such as transferring densities and clustering development.

Implementing Strategy 3.11: Consult the California Department of Fish and Game and the HCP prior to the development of any areas determined to support populations of black-tailed gnat catchers. Where feasible, the known habitat of this species shall be preserved. However, in cases where habitat is either highly localized, isolated from other larger blocks of habitat, or marginal as determined by low population densities, off-site mitigation shall be considered. In particular, the assemblage or enhancement of habitat areas shall be considered for greater mitigation effectiveness.

Implementing Strategy 3.12: Require open space preservation as a condition of project approval where feasible and effective to preserve rare or unique plants and wildlife.

Implementing Strategy 3.13: Require open space preservation as a condition of project approval to preserve significant natural features.

Implementing Strategy 3.14: Require open space preservation as a condition of project approval to preserve significant historical and archaeological sites.

Implementing Strategy 3.15: Require the designation of open space within proposed development projects in sensitive or significant natural areas.

GOAL 2

Policy 4:

Develop and implement a Recreation Plan that will specify existing and future active and passive recreational land uses and establish priorities for their development.

Implementing Strategy 4.1: Adopt and implement the standards for recreation areas shown on Table D-8.

Implementing Strategy 4.2: Incorporate equestrian and pedestrian trails, scenic roadways/highways, and a bicycle network into park and open space development.

Implementing Strategy 4.3: Coordinate with the San Marcos School District for public access to school playgrounds.

Implementing Strategy 4.4: Require adequate playground facilities to be constructed in conjunction with new schools.

Implementing Strategy 4.5: Designate the railroad right-of-way as open space, to be used as a linear park if Light Transit is not developed or if a different Light Transit right-of-way is identified.

Implementing Strategy 4.6: Utilize the San Marcos Landfill as a park upon closure of the landfill. If other solid waste management facilities extend the life of the landfill, impose a fee for the provision of other park/open space areas.

GOAL 3

Policy 5:

Preserve archaeological sites through resource management techniques, including site restoration, artifact recovery and site documentation.

Implementing Strategy 5.1: Require archaeological reviews to be performed by qualified archaeologists who are members of the Society of Professional Archaeologists (SOPA) and to include record searches and a thorough field survey.

Implementing Strategy 5.2: Prior to the approval of development projects in areas in which development has not yet occurred, require an archaeological survey. Pending survey results and evaluation of the significance and uniqueness of the site(s), further mitigation measures may be warranted (see Program 5.4).

Implementing Strategy 5.3: Require either the preservation of identified archaeological sites or the professional retrieval and local curation of artifacts prior to the development of a site. The type of preservation should depend upon the nature and significance of the archaeological resource and the practical requirements of the proposed land use, and may include preservation "in situ," site restoration, artifact recovery, site documentation, or other acceptable means. The cost of the mitigation program shall be the responsibility of the project proponent.

Implementing Strategy 5.4: Establish a zoning district or overlay for the protection and preservation of RCAs which have been delineated as areas of biological, archaeological and/or geological sensitivity.

Implementing Strategy 5.5: Require project applicants for planning level approvals (e.g. general plan amendment or zone change) to retain a SOPA-certified archaeologist to complete literature and records research prior to approval of the application. Unless the entire proposed project site has been documented as previously surveyed in a manner which meets the approval of the City, a field survey also shall be required.

Implementing Strategy 5.6: Require project applicants to retain a SOPA-certified archaeologist to perform a limited subsurface test-level investigation and surface collection for all cultural resource sites that have not previously undergone adequate testing.

Implementing Strategy 5.7: If on-site monitoring of grading is required, require project applicants to retain a SOPA-certified archaeologist to be present at the pre-grade conference, to establish procedures for grading, and to be present during grading activities.

Implementing Strategy 5.8: Establish detailed regulations for the evaluation, investigation, monitoring, and preservation/conservation of historical, cultural, and archaeological resources.

Policy 6:

Preserve and/or conserve historic buildings, places, and architectural features.

Implementing Strategy 6.1: Develop and implement a Historic Preservation Ordinance for the preservation of historic structures.

Implementing Strategy 6.2: Support community efforts to register local prehistoric and historic features that meet state and federal historic preservation requirements.

Implementing Strategy 6.3: Establish the feasibility of implementing a local historic registry program; if feasible, develop an implementation program.

Implementing Strategy 6.4: Encourage the preservation of historic structures on their existing sites.

Implementing Strategy 6.5: Prohibit the demolition or removal of a historic structure without an evaluation of the condition of the structure, the costs of rehabilitation, and the feasibility of preservation or conservation alternatives, including relocation and reconstruction.

Implementing Strategy 6.6: Encourage adaptive reuse for historic structures.

GOAL 4

Policy 7:

Permit small-scale agricultural uses which do not burden the City's water supply.

Implementing Strategy 7.1: Permit compatible agricultural uses in conjunction with low density residential land uses.

Implementing Strategy 7.2: Permit intensive agricultural operations within RCAs only upon issuance of a Conditional Use Permit.

Implementing Strategy 7.3: Encourage the use of Williamson Act contracts to preserve agricultural land on appropriate sites.

Implementing Strategy 7.4: Utilize land use planning techniques and regulation to encourage a contiguous urban development pattern, to avoid fragmenting agricultural lands into increments.

Implementing Strategy 7.5: Require buffer areas within Specific Plan Areas to mitigate land use conflicts between proposed residential uses and existing agricultural uses.

Implementing Strategy 7.6: Develop policies to address and encourage the continuance of agricultural uses within the City wherever appropriate and economically feasible.

GOAL 5

Policy 8:

Reduce flood hazards, while protecting environmentally sensitive habitats and visual resources that are dependent upon natural creeks and tributaries.

Implementing Strategy 8.1: Maintain creeks and tributaries in their natural state to the maximum extent possible and promote the use of innovative site design strategies within the floodplain to maintain the natural character of waterways and maximize the use of water as a design feature.

Implementing Strategy 8.2: Encourage low intensity development adjacent to the 100-year floodplain which is sensitive to vegetation habitats for wildlife, preserve its visual resource, recreational opportunities, and provide adequate protection against flooding.

Implementing Strategy 8.3: Promote the design and use of the 100-year floodplain and adjacent land for recreation or open space buffers, where feasible, as part of the flood control improvements.

Policy 9:

Utilize open space to promote the health and safety of the community.

Implementing Strategy 9.1: Require buffers between natural open space areas and development to minimize fire hazards, as described in the Safety Element.

GOAL 6

Policy 10:

Utilize open space to promote orderly development in accordance with the Community Plans of the General Plan.

Implementing Strategy 10.1: Utilize land use planning techniques and regulation to encourage a contiguous urban development pattern, to avoid fragmenting agricultural lands into increments.

Implementing Strategy 10.2: Establish open space buffers between incompatible land uses, in order to minimize impacts such as noise and traffic generated in commercial and industrial areas.

Implementing Strategy 10.3: Require active and passive open space areas in conjunction with development for large undeveloped private land holdings.

Implementing Strategy 10.4: Permit open space easements (corridors) for San Diego Gas & Electric (SDG&E) utilities.

GOAL 7

Policy 11:

Manage and protect existing water bodies, while encouraging the development of new lakes or ponds for recreational and/or functional purposes.

Implementing Strategy 11.1: Establish programs for the protection and management of existing water bodies.

Implementing Strategy 11.2: During the development review process, encourage the use of innovative site design involving the development of lakes and ponds to deter runoff and soil erosion.

Policy 12:

Preserve watershed areas to maintain the health, safety and welfare of residents living adjacent to the City's creeks and tributaries, and to protect habitats that are environmentally sensitive and dependent upon watershed areas.

Implementing Strategy 12.1: Any proposed project which would modify the configuration of the waterways and drainage areas shall be required to submit a report prepared by a qualified hydrologist that will analyze potential effects of the project downstream as well as in the local vicinity, and the floodcarrying characteristics of the stream for development proposed in the 100-year floodplain.

Implementing Strategy 12.2: Require the retention of creeks, streambeds and local drainage areas in their natural state, where feasible.

Implementing Strategy 12.3: Prohibit the discharge of toxic wastes and untreated sewage into the City's water resources.

Policy 13:

Protect the City's limited groundwater supply in order to protect environmentally sensitive areas that are dependent upon groundwater.

Implementing Strategy 13.1: Permit low intensity land uses to use wells where it is not feasible to connect to the community water supply only if it can be proven that an adequate supply of good quality groundwater is available.

Implementing Strategy 13.2: Discourage agricultural uses that could deplete the groundwater supply by the use of wells.

Policy 14:

Manage and conserve domestic water resources by minimizing water usage and waste, in order to ensure an adequate water supply for existing and future residents.

Implementing Strategy 14.1: Require the use of drought-tolerant plants for landscaping and the use of reclaimed water for irrigation where feasible.

Implementing Strategy 14.2: Require residential, commercial, manufacturing and public projects with common green areas to install automatic irrigation systems.

Implementing Strategy 14.3: Require drip irrigation where feasible.

Policy 15:

Ensure an adequate wastewater system for existing and future development.

Implementing Strategy 15.1: Phase construction of sewer and storm drainage improvements as a condition of new development to maintain adequate service standards.

Implementing Strategy 15.2: Approve only those sewage distribution, treatment, and export expansion alternatives which are cost and energy efficient and do not create a health hazard.

Implementing Strategy 15.3: Require wastewater to be recycled and used for irrigation of open space and recreational and agricultural areas to the maximum extent possible.

Implementing Strategy 15.4: Cooperate with neighboring jurisdictions in evaluating the costs and benefits of a full range of alternatives for sewer treatment.

Implementing Strategy 15.5: Adopt a public facilities plan, providing for the phasing and financing of City infrastructure.

Policy 16:

Improve and protect the air quality of the planning area.

Implementing Strategy 16.1: Promote alternative forms of transportation, such as public transit, bicycles, pedestrian walkways, vanpooling, and carpooling, and support the development of a light rail transit system.

Implementing Strategy 16.2: Monitor air pollutants of concern on a regular basis.

Implementing Strategy 16.3: Review proposed projects for potential negative impacts on air quality, and require appropriate mitigation measures.

Implementing Strategy 16.4: Coordinate air quality planning efforts with other local, regional, and state agencies.

GOAL 8

Policy 17:

Encourage energy conservation in order to ensure an adequate energy supply for existing and future residents.






Implementing Strategy 17.1: Encourage the use of passive solar design concepts as a way to reduce energy consumed for summer cooling and winter heating.

Implementing Strategy 17.2: Update City building code standards to require energy conservation in buildings, where feasible.

Implementing Strategy 17.3: Encourage the development and expansion of public transit facilities.

San Marcos GENERAL PLAN

BIOLOGICAL RESOURCES

-  RIPARIAN/RIPARIAN WOODLAND • HIGH SENSIVITY
-  GRASSLAND • HIGH SENSIVITY
-  MIXED CHAPARRAL • MODERATE SENSIVITY
-  COASTAL SAGE SCRUB • LOW SENSIVITY
-  RESOURCE CONSERVATION AREA

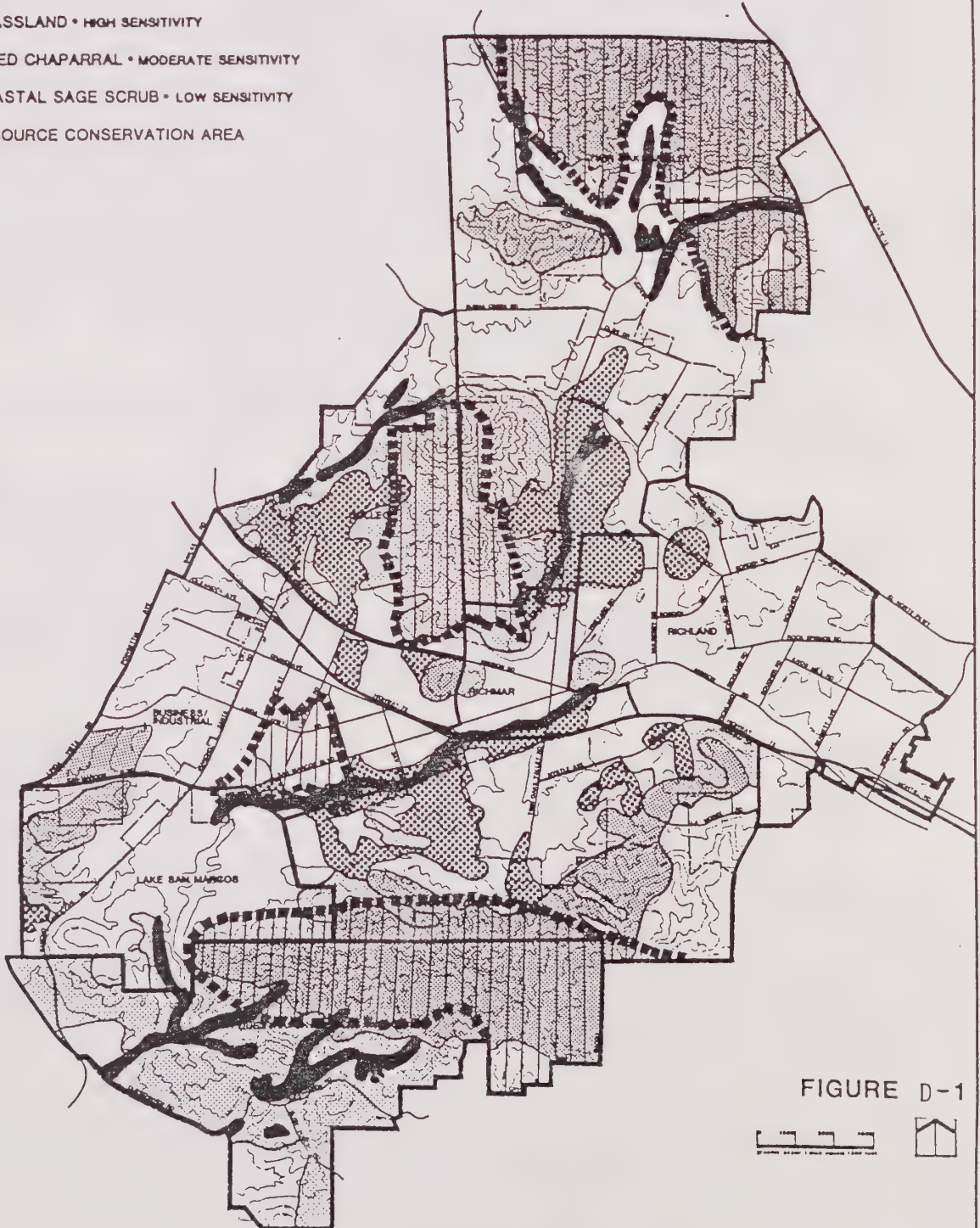








FIGURE D-1

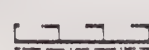
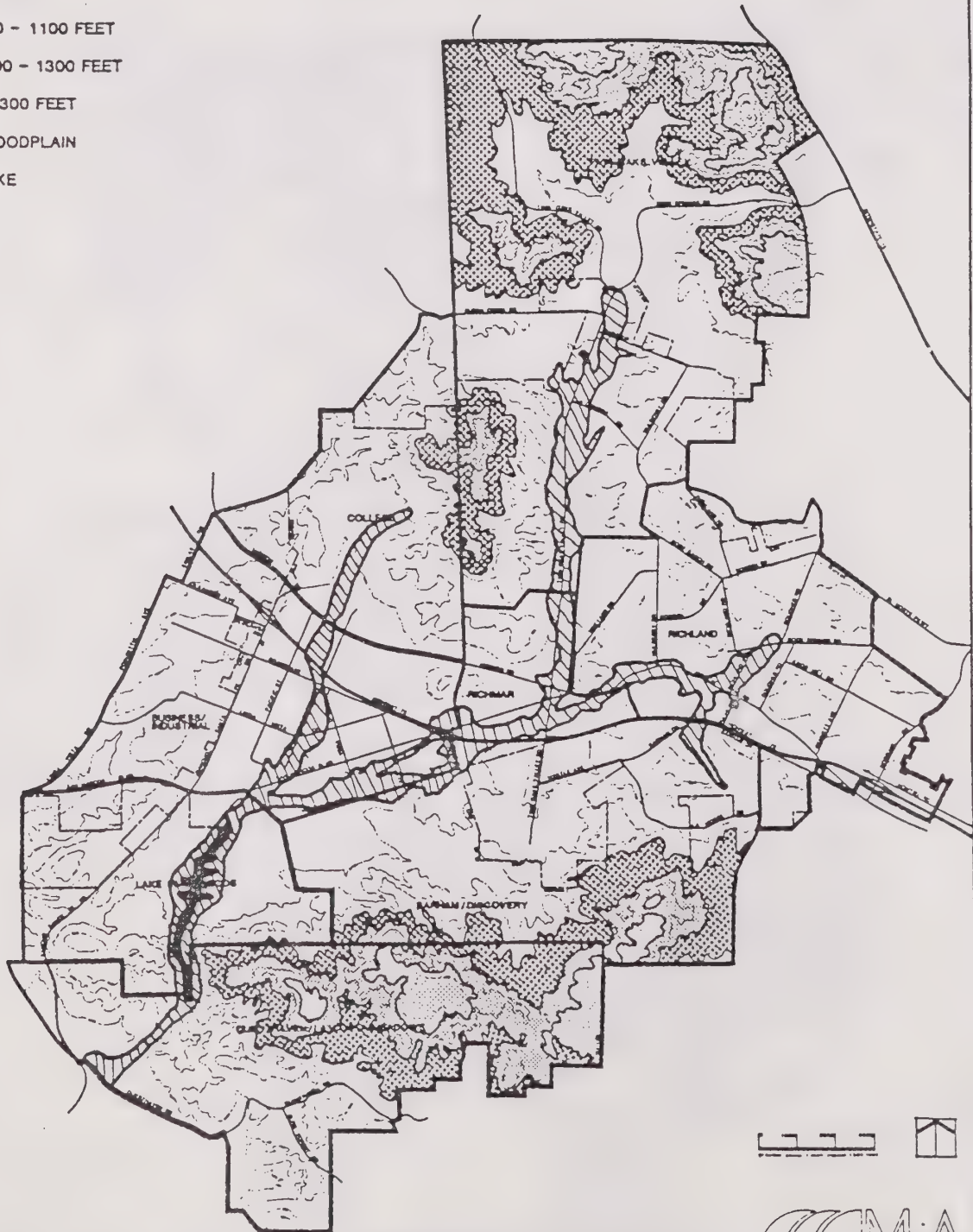


Due to the scale of this exhibit, all features illustrated are approximate locations of actual locations, acre, or value. Detailed information should be obtained from the Department of City Planning.

San Marcos GENERAL PLAN

LANDFORMS

-  < 900 FEET
-  900 - 1100 FEET
-  1100 - 1300 FEET
-  > 1300 FEET
-  FLOODPLAIN
-  LAKE








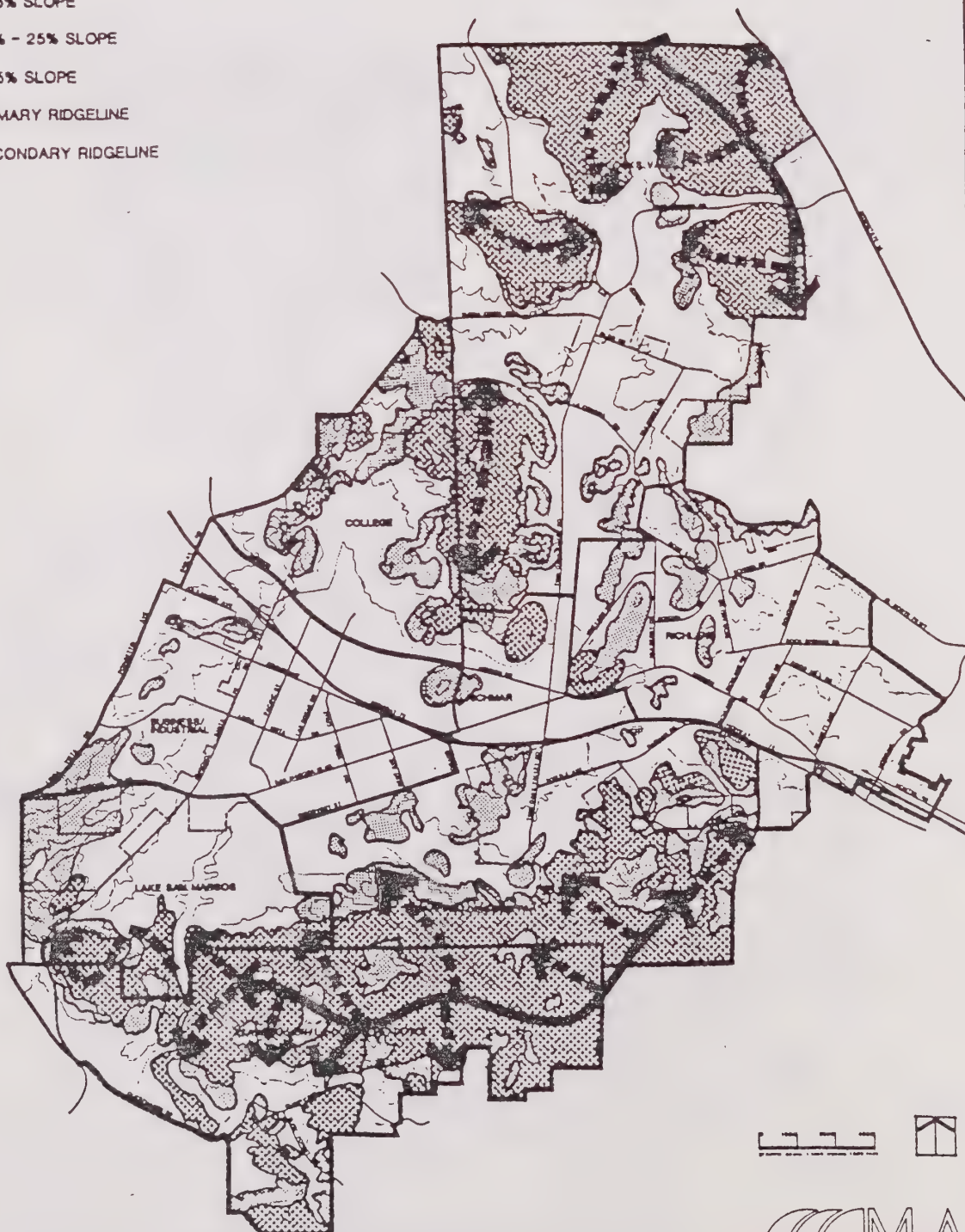
Due to the scale of this exhibit, all boundary lines shown are approximations of actual existing, proposed, or planned boundaries. Boundary information should be obtained from the Department of City Planning.

MLA
MOONEY • LEVINE & ASSOCIATES

San Marcos GENERAL PLAN

VISUAL RESOURCES

-  < 15% SLOPE
-  15% - 25% SLOPE
-  > 25% SLOPE
-  PRIMARY RIDGELINE
-  SECONDARY RIDGELINE









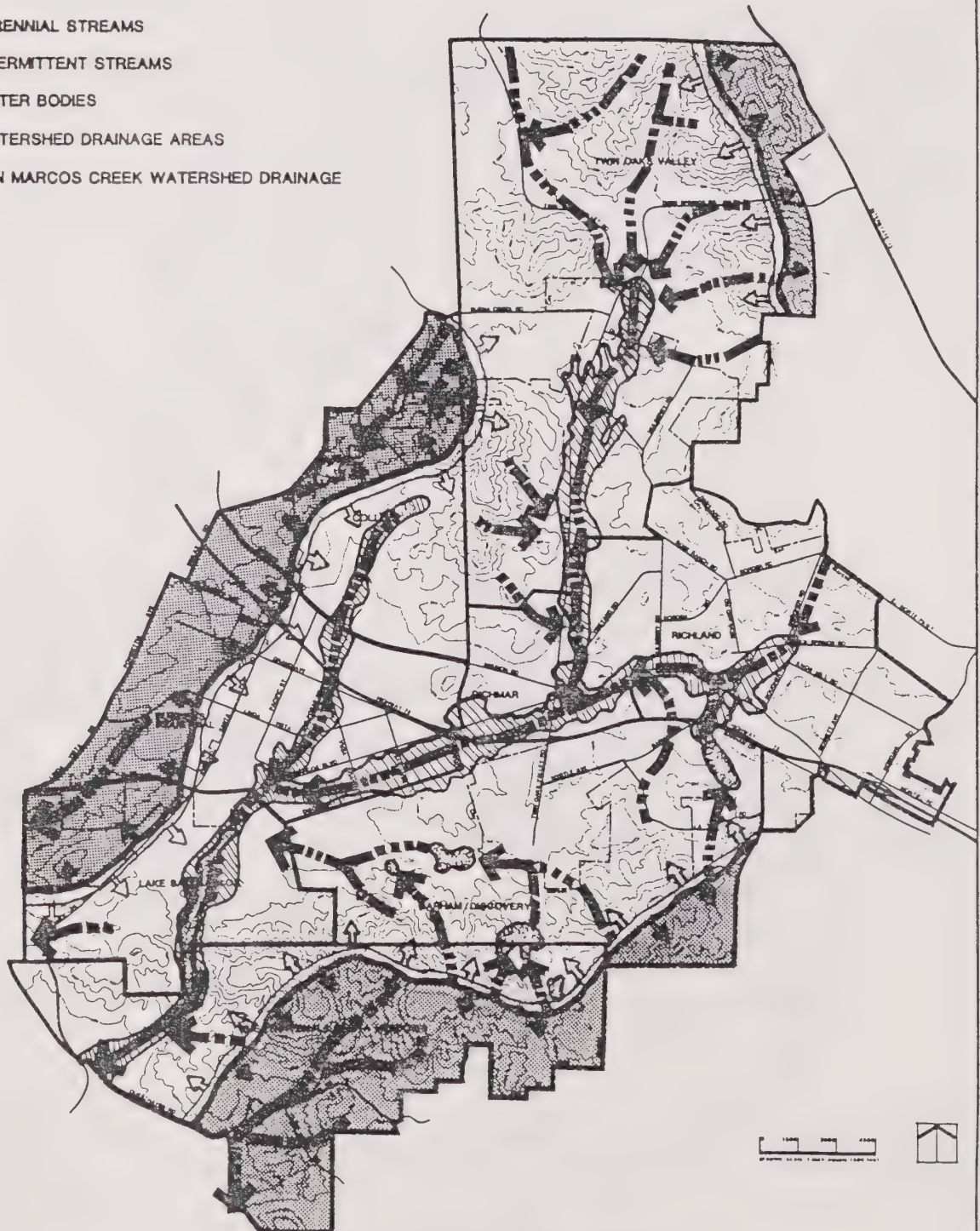
Due to the scale of this exhibit, all boundary lines and other lines of detail shown are approximate. Detailed information should be obtained from the Department of City Planning.

MLA
MOONEY • LEVINE & ASSOCIATES

San Marcos GENERAL PLAN

WATER RESOURCES

-  100-YEAR FLOODPLAIN
-  PERENNIAL STREAMS
-  INTERMITTENT STREAMS
-  WATER BODIES
-  WATERSHED DRAINAGE AREAS
-  SAN MARCOS CREEK WATERSHED DRAINAGE



Due to the scale of this exhibit, all features illustrated are approximations of actual location, area, or value. Detailed information should be obtained from the Department of City Planning.

FIGURE D.-4

San Marcos GENERAL PLAN

GENERAL SOILS ASSOCIATIONS

- 8 RAMONA-PLACENTIA
- 21 FALLBROOK-VISTA, ROCKY
- 22 LAS POSAS, STONY
- 23 CIENEBA-FALLBROOK, VERY ROCKY
- 25 EXCHEQUER-SAN MIGUEL, ROCKY
- 26 FRIANT-ESCONDIDO, ERODED
- 29 DIABLO-LAS FLORES

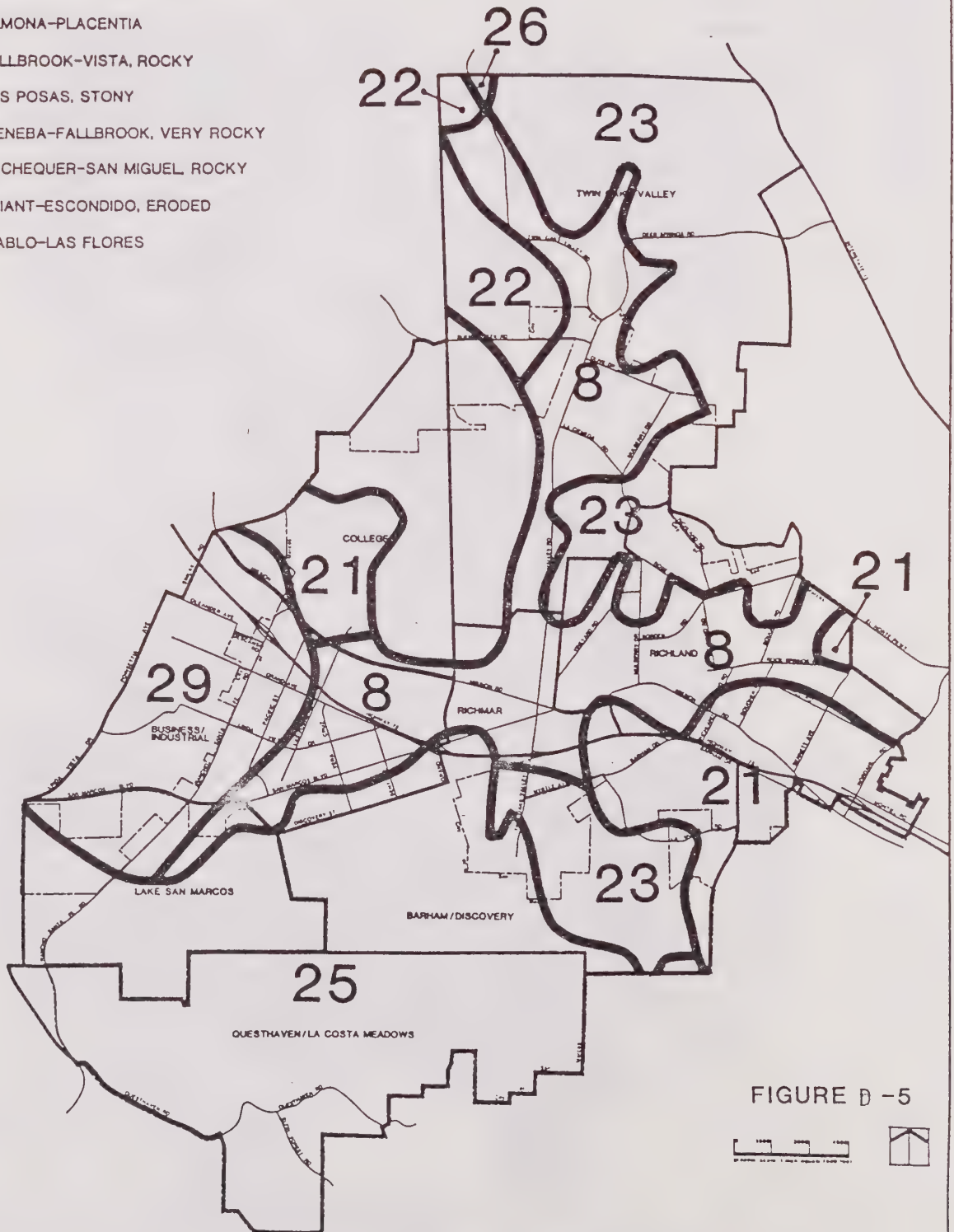


FIGURE D-5



Due to the scale of this exhibit, all features illustrated are approximations of actual location, area, or size. Detailed information should be obtained from the Department of City Planning.

San Marcos GENERAL PLAN

CULTURAL RESOURCES (HISTORICAL SITES)

-  HOUSE
-  SCHOOL
-  CHURCH
-  POST OFFICE
-  CEMETARY
-  COMMUNITY LANDMARK

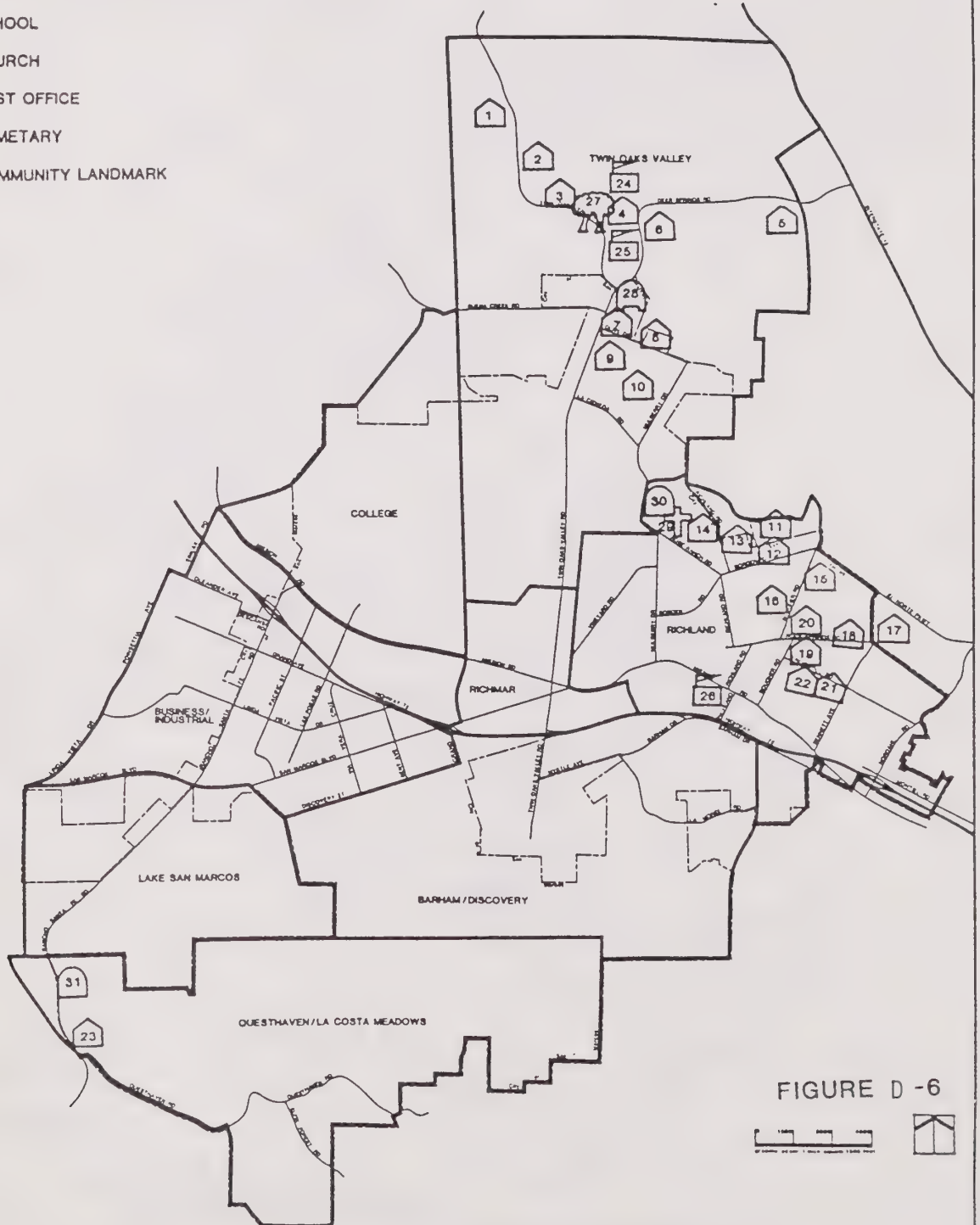








FIGURE D -6



Due to the scale of this exhibit, all features illustrated are approximate locations of actual locations, areas, or views. Location information should be obtained from the Department of City Planning.

San Marcos GENERAL PLAN

WATER DISTRICTS

-  SAN MARCOS COUNTY WATER DISTRICT
-  VISTA IRRIGATION DISTRICT
-  AREA OF JOINT SERVICE
-  OLIVENHAIN MUNICIPAL WATER DISTRICT
-  RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
-  FUTURE STUDY AREA OF SMCWD/VID SERVICE BOUNDARIES

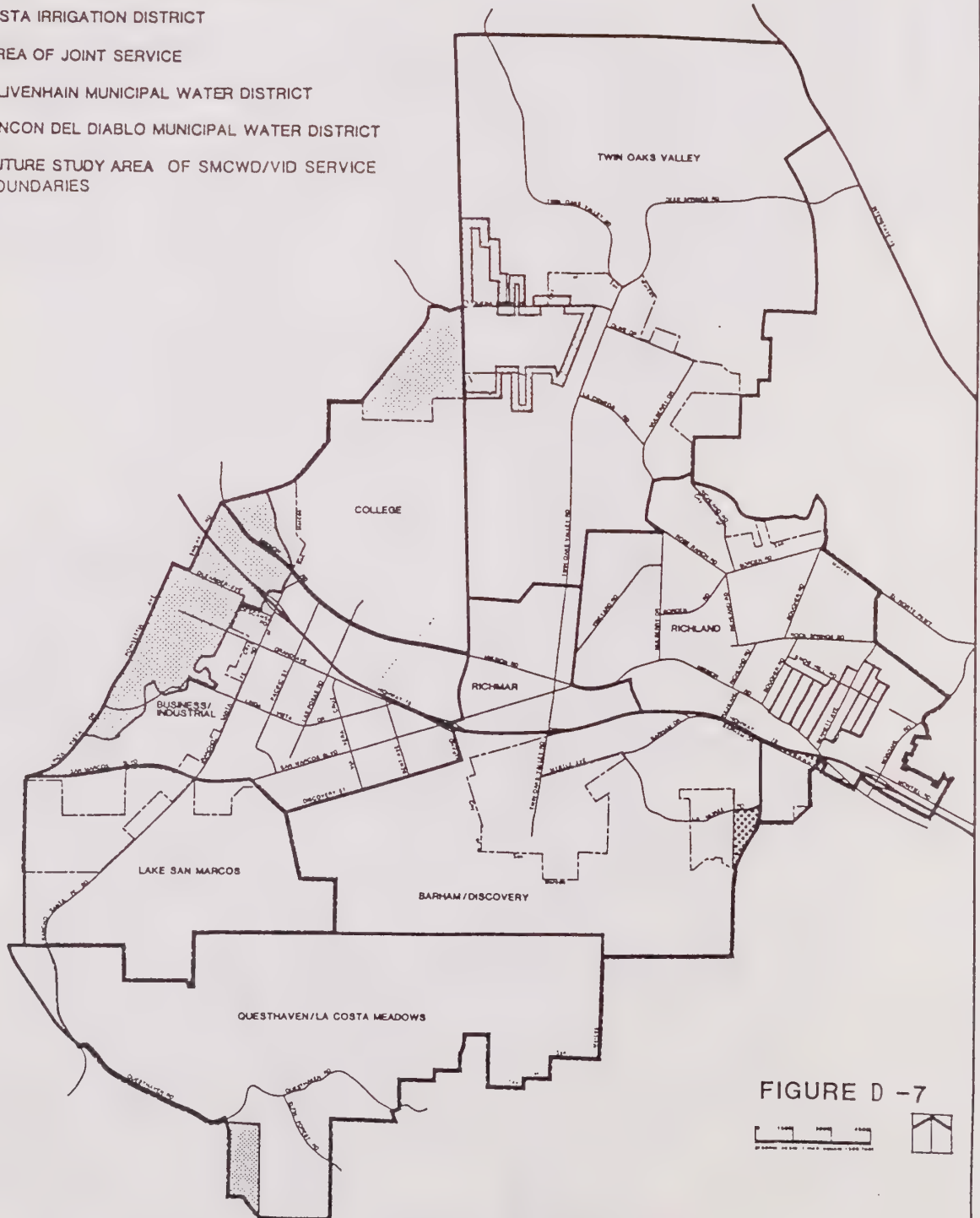


FIGURE D -7

0 100 200 300 400 500 600 700 800 900 1000



Due to the scale of this exhibit, all features illustrated are approximations of actual location, area, or width. Detailed information should be obtained from the Department of City Planning.

San Marcos GENERAL PLAN

WATER SUPPLY SYSTEM FOR
IMPORTING WATER TO
SOUTHERN CALIFORNIA



FIGURE D-8

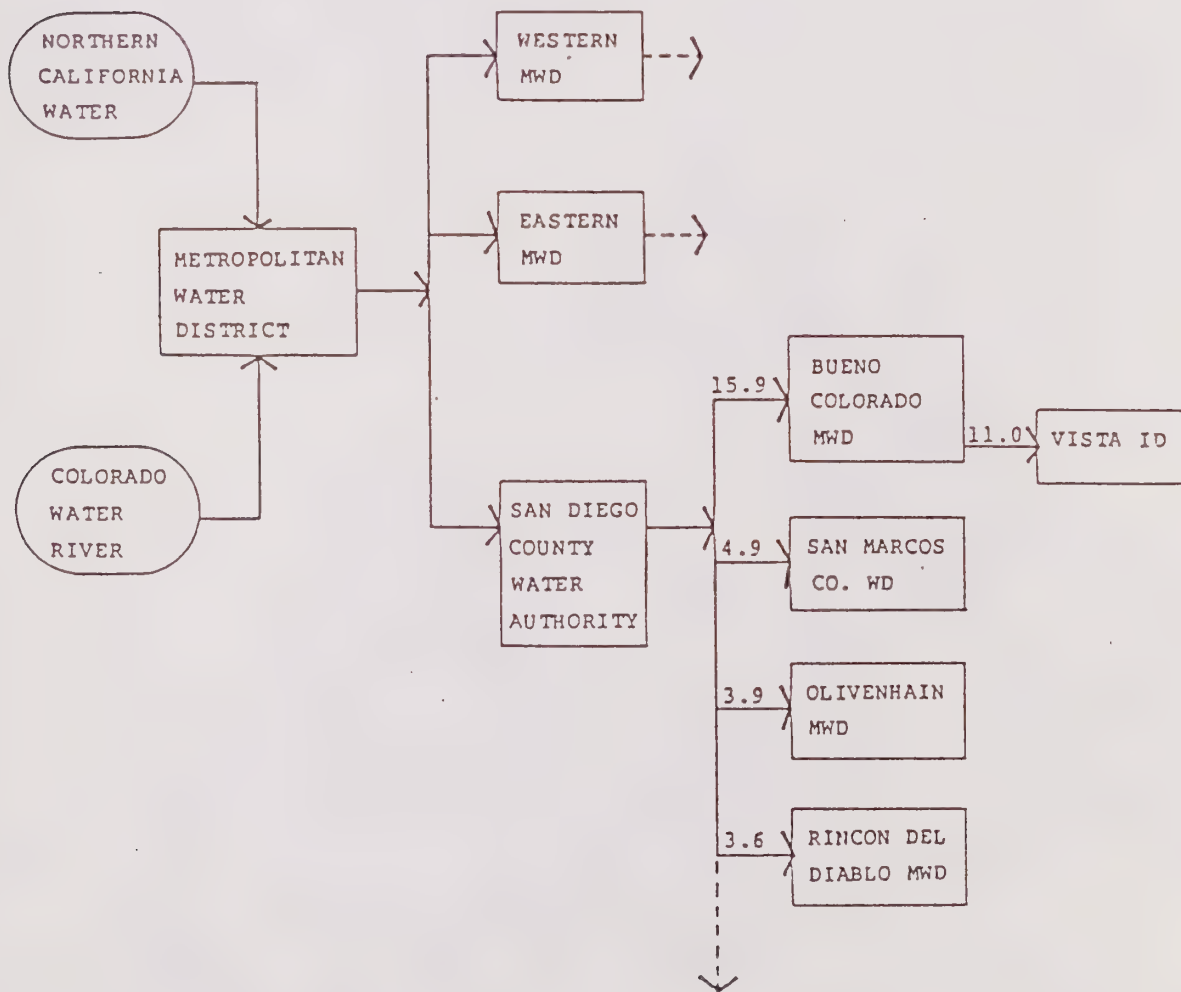


Not to scale

Source: Metropolitan Water District of
Southern California, INFO, October, 1979

Due to the scale of this exhibit, all features illustrated
are approximations of actual location, area, or size.
Detailed information should be obtained from the Department
of City Planning.

FIGURE D-9

SAN DIEGO AREA WATER SUPPLY HIERARCHY
(Million Gallons Per Day)

Source: Water in the San Diego Region, SANDAG, 1980.

San Marcos GENERAL PLAN

OPEN SPACES

Legend

Open Space

Lakes

Ridgeline Preservation/
Open Space

Commuter Rail/
Open Space

San Marcos Creek

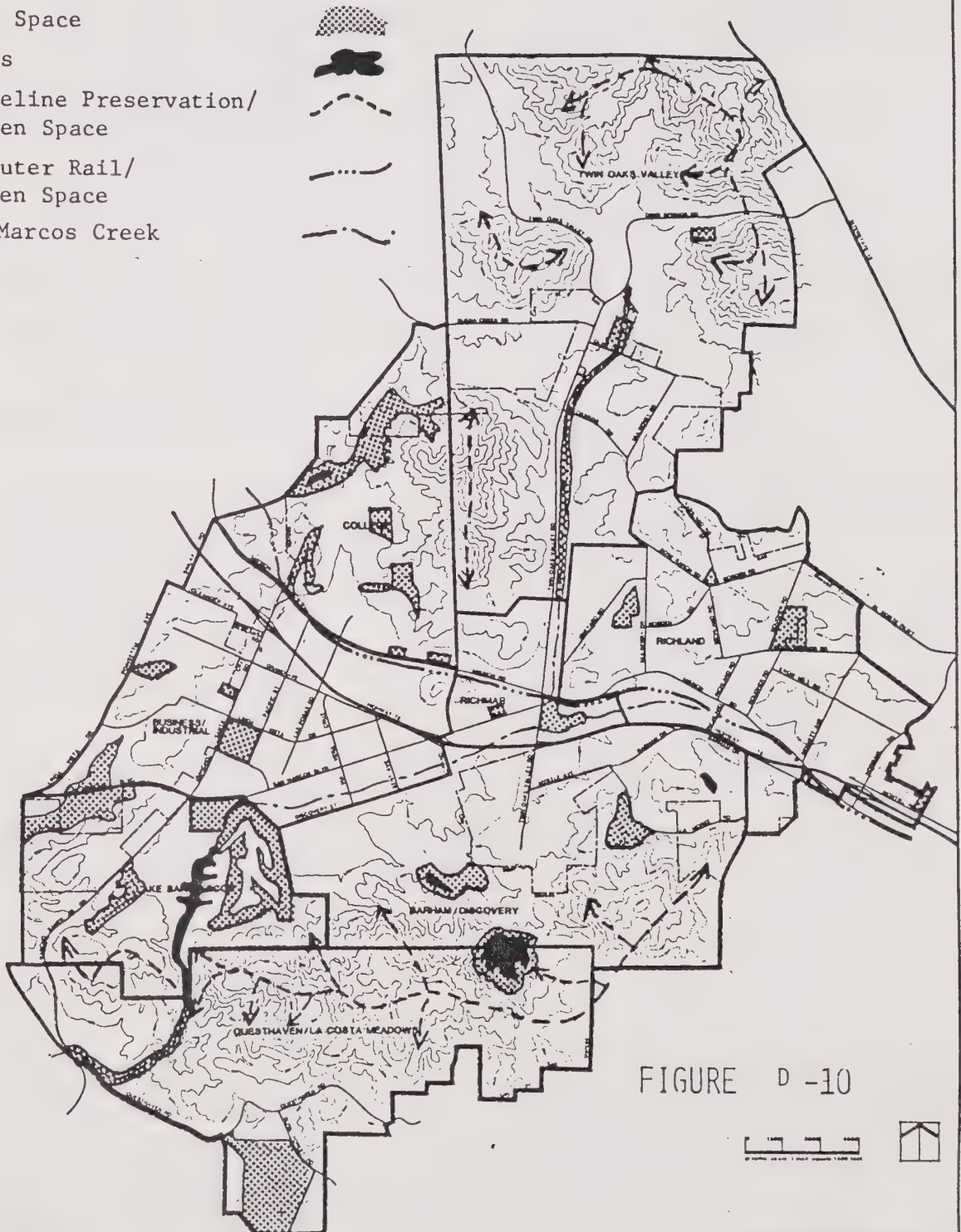


FIGURE D -10

Table D-1

VEGETATION/HABITAT TYPES IN SAN MARCOS

<u>Type</u>	<u>Acres</u>	<u>% of Total</u>	<u>Characteristics</u>
Mixed Chaparral	3,566	18.6	Dominant Species are Chamise, Scrub Oak, Mission Manzanita, Black Sage and Ramona Ceanothus, forming very dense stands of approximately 1.0m to 3.5m in height and relatively undisturbed.
Coastal Sage Scrub	2,927	15.2	Dominant Species are Flat-top Buckwheat, Coastal Sagebrush and Laurel Sumac, forming an open scrub and ranging in height from 0.6 to 1.5 meters.
Grassland	1,698	8.8	Dominant species are Purple Stipa, Foothill Stipa, Wild Oat, Brome Grasses, and herbaceous perennials such as Lilac Mariposa. Usually solid cover, and from 0.2 to 0.5m in height.
Riparian Woodland	328	1.7	Dominant species are Western Sycamore and Coast Live Oak, forming an open canopy. Common to the riparian habitat are deciduous trees, shrubs, and herbs, restricted to banks of lakes, perennials and intermittent streams and rivers.
Southern Oak Woodland (limited)			In association with Riparian Woodlands. Understory plants include Poison Oak, wild Rye, and California Brickellbush.

Table D-2

RESOURCE CONSERVATION AREAS IN SAN MARCOS

<u>RCA</u>	<u>Acres</u>	<u>Total</u>	<u>Characteristics</u>
Merriam Mountains	1,508	7.9	Archaeology: midden, shell, tools, ceramics; Biology: Mixed Chaparral, Riparian/Riparian Woodland, Golden Eagles' nests; Geology: San Marcos Gabbro; and visual relief.
Owen Peak	809	4.2	Archaeology: scatter of artifacts; Biology: Coastal Sage Scrub; and visual relief.
San Marcos Vernal Pools	275	1.4	Biology: Orcutt's brodiaea, San Diego button celery, prostrate spineflower, San Diego thornmint, and Thread leaved brodiaea.
Mt. Whitney-Double Peak	2,529	13.2	Archaeology: quarry, pictographs, etc.; Biology: Mixed chaparral, Coastal Sage Scrub, Riparian/Riparian Woodland; and, visual relief.

Source: San Diego County Land Use & Planning and Mooney-Lettieri & Associates

TABLE D-3

SAN MARCOS VERNAL POOLS (RCA) PLANT SPECIES LIST

<u>Family</u>	<u>Scientific Name</u>	<u>Common Name</u>
Amaryllidaceae	<u>Bloomeria crocea</u>	Golden Stars
Amaryllidaceae	<u>Brodiaea filifolia</u>	Threadleaf Brodiaea
Amaryllidaceae	<u>Brodiaea jolonensis</u>	Jolon Brodiaea
Amaryllidaceae	<u>Brodiaea orcuttii</u>	Orcutt Brodiaea
Amaryllidaceae	<u>Dichelostemma pulchellum</u>	Wild Hyacinth
Amaryllidaceae	<u>Muilla Maritima</u>	Common Muilla
Apiaceae	<u>Eryngium aristulatum</u> <u>parishii</u>	Coyote Thistle
Apiaceae	<u>Lomatium dasycarpum</u>	Lace Parsnip
Apiaceae	<u>Sanicula bipinnatifida</u>	Purple Sanicle
Asteraceae	<u>Calycadenia tenella</u>	Rosin Weed
Asteraceae	<u>Chaetopappa aurea</u>	Golden Daisy
Asteraceae	<u>Corethrogyne</u> <u>filaginifolia virgata</u>	Sand Aster
Asteraceae	<u>Cotula coronopifolia</u>	Brass Buttons
Asteraceae	<u>Filago gallica</u>	Fluffweed
Asteraceae	<u>Gnaphalium chilense</u>	Cotton-Batting Plant
Asteraceae	<u>Grindelia robusta robusta</u>	Gum Plant
Asteraceae	<u>Hedypnois cretica</u>	Hedypnois
Asteraceae	<u>Hemizonia fasciculata</u>	Golden Tarweed
Asteraceae	<u>Hypochoeris glabra</u>	Smooth Cat's Ear
Asteraceae	<u>Isocoma veneta</u> <u>vernonioides</u>	Isocoma
Asteraceae	<u>Lactuca sativa</u>	Prickly Lettuce
Asteraceae	<u>Lasthenia chrysostoma</u>	Goldfields
Asteraceae	<u>Layia platyglossa</u> <u>campestris</u>	Tidy-Tips
Asteraceae	<u>Microseris linearifolia</u>	Silver Puffs
Asteraceae	<u>Psilocarphus brevissimus</u>	Dwarf Woollyheads
Asteraceae	<u>Stylocline gnaphalioides</u>	Everlasting Nest- Straw
Boraginaceae	<u>Plagiobothrys</u> <u>acanthocarpus</u>	Spinefruited Popcorn
Boraginaceae	<u>Plagiobothrys californicus</u>	Popcorn Flower
Brassicaceae	<u>Brassica geniculata</u>	Perennial Mustard
Brassicaceae	<u>Brassica nigra</u>	Black Mustard
Brassicaceae	<u>Brassica rapa sylvestris</u>	Field Mustard
Brassicaceae	<u>Lepidium lasiocarpum</u>	Peppergrass
Brassicaceae	<u>Lepidium nitidum</u>	Peppergrass
Callitrichaceae	<u>Callitriche</u> <u>lonipedunculata</u>	Water Starwort
Campanulaceae	<u>Downingia cuspidata</u>	Downingia
Caryophyllaceae	<u>Silene gallica</u>	Windmill Pink
Caryophyllaceae	<u>Spergularia bocconii</u>	Sand Spurrey
Chenopodiaceae	<u>Atriplex semibaccata</u>	Australian Saltbush

TABLE D -3 (Cont'd)

SAN MARCOS VERNAL POOLS (RCA) PLANT SPECIES LIST

<u>Family</u>	<u>Scientific Name</u>	<u>Common Name</u>
Convolvulaceae	<u>Calystegia macrostegia</u> <u>arida</u>	Morning-Glory
Convolvulaceae	<u>Convolvulus arvensis</u>	Bindweed
Convolvulaceae	<u>Convolvulus simulans</u>	Clay Bindweed
Crassulaceae	<u>Crassula aquatica</u>	Pigmyweed
Crassulaceae	<u>Crassula erecta</u>	Pigmyweed
Cyperaceae	<u>Eleocharis macrostachya</u>	Spike Rush
Elatinaceae	<u>Elatine brachysperma</u>	Waterwort
Euphorbiaceae	<u>Euphorbia spathulata</u>	Wart Spurge
Fabaceae	<u>Lotus scoparius</u>	Deerweed
Fabaceae	<u>Lupinus bicolor</u> <u>microphyllus</u>	Dwarf Lupine
Fabaceae	<u>Lupinus densiflorus</u> <u>austrocollum</u>	White Lupine
Fabaceae	<u>Lupinus longifolius</u>	Bush Lupine
Fabaceae	<u>Lupinus succulentus</u>	Succulent Lupine
Fabaceae	<u>Melilotus albus</u>	White Sweet Clover
Fabaceae	<u>Melilotus indicus</u>	Yellow Sweet Clover
Fabaceae	<u>Trifolium amplexens</u>	Bladder Clover
Fabaceae	<u>Trifolium microcephalum</u>	Maiden Clover
Gentianaceae	<u>Centaurium venustum</u>	Canchalagua
Geraniaceae	<u>Erodium botrys</u>	Long-Beaked Filaree
Geraniaceae	<u>Erodium moschatum</u>	Filaree
Geraniaceae	<u>Erodium obtusiplicatum</u>	Long-Beaked Filaree
Iridaceae	<u>Sisyrinchium bellum</u>	Blue-Eyed Grass
Isoetaceae	<u>Isoetes orcuttii</u>	Quillwort
Juncaceae	<u>Juncus bufonius</u>	Toad Rush
Juncaceae	<u>Juncus dubius</u>	Mariposa Rush
Lamiaceae	<u>Acanthomintha ilicifolia</u>	Thornmint
Liliaceae	<u>Calochortus splendens</u>	Lilac Mariposa Lily
Liliaceae	<u>Chlorogalum parviflorum</u>	Soap Lily
Lythraceae	<u>Lythrum hyssopifolia</u>	Loosestrife
Marsileaceae	<u>Pilularia americana</u>	American Pillwort
Onagraceae	<u>Clarkia purpurea</u> <u>quadrivulnera</u>	Farewell-To-Spring
Onagraceae	<u>Gaura sinuata</u>	Butterfly Weed
Plantaginaceae	<u>Plantago bigelovii</u> <u>californica</u>	Alkali Plantain
Plantaginaceae	<u>Plantago erecta erecta</u>	California Plantain
Plantaginaceae	<u>Plantago pusilla</u>	Plantain
Poaceae	<u>Avena barbata</u>	Slender Wild Oat
Poaceae	<u>Avena fatua</u>	Wild Oat
Poaceae	<u>Bromus diandrus</u>	Ripgut Grass
Poaceae	<u>Bromus mollis</u>	Soft Chess
Poaceae	<u>Bromus rubens</u>	Foxtail Chess
Poaceae	<u>Deschampsia danthonioides</u> <u>gracilis</u>	Slender Hair Grass
Poaceae	<u>Festuca megalura</u>	Foxtail Fescue
Poaceae	<u>Gastridium ventricosum</u>	Nitgrass
Poaceae	<u>Hordeum murinum leporinum</u>	Foxtail Barley
Poaceae	<u>Lolium perenne multiflorum</u>	Italian Rye Grass

TABLE D-3 (Cont'd)

SAN MARCOS VERNAL POOLS (RCA) PLANT SPECIES LIST

<u>Family</u>	<u>Scientific Name</u>	<u>Common Name</u>
Poaceae	<u>Phalaris paradoxa</u> <u>praemorsa</u>	Canary Grass
Poaceae	<u>Polypogon monspeliensis</u>	Rabbitfoot Grass
Poaceae	<u>Stipa pulchra</u>	Purple Stipa
Polemoniaceae	<u>Navarretia fossalis</u>	Navarretia
Polygonaceae	<u>Rumex crispus</u>	Curly Dock
Primulaceae	<u>Anagallis minimus</u>	Chaffweed
Scrophulariaceae	<u>Orthocarpus densiflorus</u> <u>gracilis</u>	Owl's Clover
Scrophulariaceae	<u>Veronica peregrina</u> <u>xalapensis</u>	Veronica
Typhaceae	<u>Typha latifolia</u>	Cattail

Addendum:

Amaryllidaceae Brodiaea sp. (undescribed) San Marcos Brodiaea
(polyploid hybrid--possibly between B. filifolia & B. jolonensis)

Source: Palomar College, Biology Department

TABLE D -4

ANIMAL SPECIES AND THEIR CHARACTERISTICS

ANIMALS	COASTAL SAGE SCRUB	GRASSLAND	MIXED CHAPARRAL	RIPARIAN/RIPARIAN WOODLAND AND FRESHWATER MARSH
BIRDS	Ep black-tailed gnat-catcher California quail roadrunner common flicker scrub jay red-tailed hawk California thrasher several species of warblers several species of sparrows several species of wrens	Bl grasshopper sparrow S turkey vulture S black-shouldered kite S red-shouldered hawk S,P golden eagle S northern harrier S American kestrel S burrowing owl	S,P golden eagle California quail roadrunner common flicker scrub jay red-tailed hawk California thrasher several species of warblers several species of sparrows several species of wrens	S,P golden eagle rufous hummingbird great horned owl bushtit rufous-sided towhee * several species of raptors several species of sparrows several species of warblers
MAMMALS	mule deer coyote bobcat gray fox striped skunk wood rat several species of rabbits several species of mice	ground squirrels coyote bobcat several species of mice	mule deer coyote bobcat gray fox striped skunk wood rat several species of rabbits several species of mice	mule deer coyote bobcat gray fox opossum striped skunk wood rat various species of bats
REPTILES	Ep orange-throated whiptail lizard coast horned lizard southern alligator lizard western fence lizard gopher snake western rattlesnake	coast horned lizard side-blotched lizard western fence lizard striped racer rattlesnake	coast horned lizard southern alligator lizard western fence lizard gopher snake western rattlesnake	southern alligator lizard western fence lizard striped racer gopher snake
AMPHIBIANS				Pacific tree frog western toad

- Ep = a potential candidate for the endangered species list by the U.S. Fish and Wildlife Service
 Bl = Blue-listed at the national level
 P = protected by the State of California
 S = Considered sensitive on lists of local, state and/or national governments, and/or on lists of private biological organizations such as the Audubon society
 * = some species may be considered sensitive

SOURCE: Moore-Jewell and Associates

TABLE D -5

GENERAL SOILS ASSOCIATION OF SAN MARCOS

8. Ramona - Placentia Association

A well drained to moderately well drained sandy loam that has a subsoil of sandy clay over granite alluvium; generally occurs up to 15 percent slope; has a moderate to high shrink-swell behavior; poses severe limitations to septic tank usage; has a slow to very slow runoff permeability; and is highly erosive.

21. Fallbrook - Vista Association

A well drained sandy loam and coarse sandy loam that has a subsoil of sandy clay loam and sandy loam over decomposed granodiorite; generally occurs between 9 and 30 percent slope; has a low to moderate shrink-swell behavior; poses severe limitations to septic tank usage; has a slow runoff permeability; and is highly erosive.

22. Las Posas Association, stony

Well-drained stony fine sandy loams that have a clay subsoil over decomposed gabbro; 9 to 65 percent slope; has a high shrink-swell behavior; poses severe limitations to septic tank usage; has a moderately slow permeability; and is moderate to highly erosive.

23. Cienega - Fallbrook Association, very rocky

An excessively drained to well drained coarse sandy loam and sandy loam that has a subsoil of sandy clay loam over decomposed granodiorite; generally occurs between 9 and 75 percent slope; has a low to moderate shrink-swell behavior; poses severe limitations to septic tank usage; has a moderate to slow runoff permeability; and is highly erosive.

25. Exchequer - San Miguel Association, rocky

A rocky well drained silt loam over metavolcanic rock; generally occurs between 30 percent and 70 percent slope; has a low shrink-swell behavior; poses severe limitations to septic tank usage; has a very slow runoff permeability; and is highly erosive.

26. Friant - Escondido Association, eroded

A well drained sandy loam and very fine sandy loam over metasedimentary rock; generally occurs between 30 and 70 percent slope; has a low shrink-swell behavior; poses severe limitations to septic tank usage; has a slow to very slow runoff permeability; and is highly erosive.

29. Diablo - Las Flores Association

A well drained clay and moderately well drained loamy fine sands that have a subsoil of sandy clay; 9 to 30 percent slopes; has a high shrink-swell behavior; poses severe limitations to septic tank usage; has a slow to very slow runoff permeability; and is moderately erosive.

Source: Soil Survey: San Diego Area, California by USDA Soil Conservation and Forest Service, December 1973.

Table D -6
SHRINK-SWELL BEHAVIOR

Low	Moderate	High
Vista Cieneba Fallbrook Diablo-Los Flores	Ramona Fallbrook San Miguel	Placentia Exchequer Friant-Escondido

Factors Affecting Shrink-Swell Potential

Shrink-Swell Potential	Low	Moderate	High
Amount of clay and Predominate clay mineral	0-18% Clay and any Clay mineral or 0-35 % Kaolinitic clay	18-35% mixed or montmorril- lonitic clays	35% Mixed or montmorril- lonitic clays

Source: Soil Survey: San Diego Area, California by USDA Soil
 Conservation and Forest Service, December 1973.

Table D -7. PUBLIC PARKLANDS

Neighborhood/Community Park	Park	Acreage	Status	Use
Business/Industrial	Linda Vista Park	11.00 acres	Developed	Sports, picnic, General Exercise
		23.00	Proposed Expansion	
Barham/Discovery	West Park with Lake	50.00 acres	Proposed	
	East Park	57.00 acres	Proposed	
Richmar Neighborhood Program	Red Barn Community Center	4.00 acres	Developed	Indoor Rec.
	Centennial Lake	15.00 acres	Proposed	
Twin Oaks Valley	Walnut Grove	20.00 acres	10 Partly Developed Proposed Expansion	Equestrian, Picnic Special Events
Richland	Woodland Park	11.00 acres	Developed	Pool and Picnic Picnic Picnic
	Optimist Park	.25 acres	Grass	
		.75 acres	Grass	
Total:		192.00 acres		

Source: San Marcos Department of Recreation

Table D-8

STANDARDS FOR RECREATION AREAS

Type of Area	Acres per 1000 Pop	Size of Site	Radius of Area Served	Service Area
Playlots	*	2500 s.f. to 1 acre	500-2500	Subneighborhood
Vest Pocket Parks	*	2500 s.f. to 1 acre	500-2500	Subneighborhood
Neighborhood Parks	3	Min. 5 ac. up to 20 acres	2000-10,000	1/4-1/2 mile
District Parks	3	20-100 acres	10,000-50,000	1/2-3 miles
Large Urban Parks	5.0	100+ acres	one for ea. 50,000	Within 1/2 hr driving time
Regional Parks	20.0	250+ acres	metro areas	Within 1 hr driving time

Source: Recreation Planning and Design by Seymour M. Gold

Table j-9

SCHOOL PLAYGROUNDS

Neighborhood/Community	School	Acreage	Status
Richmar	San Marcos Elementary	3.68	Developed
Richland	Woodland Elementary	4.92	Developed
Business/Industrial	Alvin Dunn Elementary	4.40	Developed
Richland	Richland Elementary	4.5	Developed
Business/Industrial	Elementary		Proposed
College Area	Elementary		Proposed
College Area	San Marcos Jr. High	8.0	Developed
Barham/Discovery	Jr. High School		Proposed
Lake San Marcos	San Marcos High School	20.0	Developed
Twin Oaks Valley	New Horizons High School	1.0	Developed
Richland	High School		Proposed
Twin Oaks	High School		Proposed
College	Palomar College	<u>11.65</u>	Developed
Total:		58.15	

Source: San Marcos School District

Table D-10

HISTORIC STRUCTURES IN SAN MARCOS

<u>Houses</u>	<u>Year</u>
1. Cochems	1902
2. Harrison	1946
3. Eggleton	1900
4. Merriam	1904
5. Uhland	1886
6. La Mesita	1889
7. Uhland	1902
8. Tracy	1900
9. Cook	1888
10. Curtis Cox	1888
11. Hartshorn	1885
12. Risdon	1895
13. Bordon	1895
14. Bucher/Grangetto	1895
15. Fulton	1883
16. Jacobs	1885
17. White	1891
18. Hartshorn	1895
19. Johnston	1885
20. Hartshorn	1888
21. Gall	1895
22. Morgan	1895
23. Ortega	----
<u>Schools</u>	
24. Merriam Elementary School	1882
25. Twin Oaks Elementary School	1891
26. Richland Elementary School	1889
<u>Landmark</u>	
27. Community Landmark (Twin Oaks)	1875
<u>Other Structures</u>	
28. Post Office	1889
29. Methodist Church	1887
30. Cemetery	1894
31. Cemetery	----

Source: San Marcos Historic Society

TABLE D-11

NATIONAL REGISTERED CRITERIA

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling and association and:

- (1) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- (2) That are associated with the lives of persons significant in our past; or
- (3) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (4) That have yielded, or may be likely to yield, information important in prehistory or history.

Source: Title 36, Code of Federal Regulations, Part 800.10
National Register Criteria.

TABLE D.-12ESTIMATED ANNUAL WATER APPLICATION TO
IRRIGATED CROPS IN SAN DIEGO COUNTY

CROP	ANNUAL WATER APPLICATION ACRE-FeET PER ACRE	IRRIGATION SYSTEM
Citrus	1 1/2 - 2	Drip
	1 1/2 - 3	Sprinkler
Tomatoes	2 - 3	Drip
	2 1/2 - 4	Furrow
Avocado	2 - 3	Drip
	3 - 4	Sprinkler
Nursery	3 - 4	
Greenhouse Crops	3 - 5	
Irrigated Pasture	4 - 5	

Source: "Agricultural Water Conservation Handbook for the San Diego Region", SANDAG, 1981.

Table D -13
TOTAL WATER PRODUCTION*
OF MEMBER AGENCIES

<u>YEAR</u>	<u>Domestic (af/year)</u>	<u>Agricultural (af/year)</u>	<u>Total (af/year)</u>	<u>Authority Supply (Total Less 3,000 of Local)</u>
1975	254,185	93,968	378,153	348,153
1980	349,510	111,700	461,170	431,170
1985	392,080	128,050	520,130	490,130
1990	435,110	139,050	574,160	544,160
1995	474,725	146,900	621,625	591,625
2000	514,075	153,600	667,675	637,675

Water production is all water used by consumers from all sources, local and imported.

Source: Water in the San Diego Region, 1980 by SANDAG.

TABLE D-14
AMBIENT AIR QUALITY
ESCONDIDO MONITORING STATION

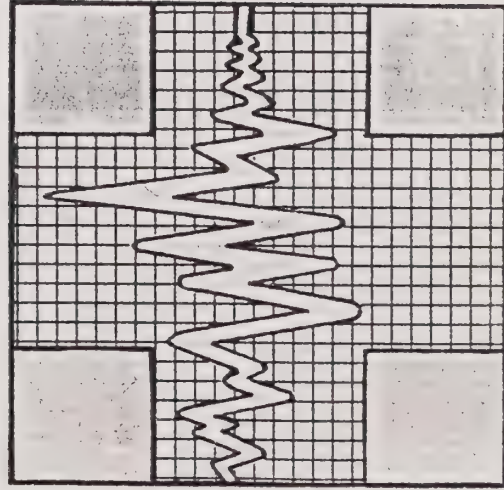
POLLUTANT	NUMBER OF DAYS EXCEEDING STANDARD				
	1981	1982	1983	1984	1985
OZONE					
1-HR _ 0.10 ppm*	52	47	60	57	43
1-HR _ 0.12 ppm*	13	14	18	11	12
1-HR _ 0.20 ppm*	0	1	2	2	0
Max. 1-HR (ppm)*	0.19	0.22	0.20	0.24	0.17
CARBON MONOXIDE					
1-HR _ 20 ppm*	0	0	0	0	0
8-HR _ 9 ppm*	1	1	0	0	1
Max. 1-HR (ppm)*	15.	15.	14.	16.	16.
Max. 8-HR (ppm)*	11.3	10.3	8.9	7.6	9.8
NITROGEN DIOXIDE					
1-HR - 0.25 ppm*	0	0	0	0	0
Max. 1-HR (ppm)*	0.17	0.18	0.17	0.14	0.14
TOTAL SUSPENDED PARTICULATES					
24-HR _ 100 ug/m3**	13/56	2/52	4/61	6/62	7/57
24-HR _ 260 ug/m3**	0/56	0/52	0/61	0/62	0/57
Max. 24-HR (ug/m)**	122.	127.	147.	142.	120.

* ppm = parts per million

** ug/m = micrograms per cubic meter

Source: California Air Resources Board
Summary of Air Quality Data, Escondido, California, 1981-1985





SAFETY

E. PUBLIC HEALTH, SAFETY, AND SEISMIC SAFETY ELEMENT

PURPOSE

The objective of the Safety Element is to reduce loss of life, injuries and damage to property resulting from natural and man induced causes. The Safety Element addresses potential hazards to the community and the agencies and facilities established to protect the community from these hazards.

The Element is designed to identify areas where private and public land use decisions need to be responsive to potentially hazardous areas. It further serves to inform the citizens, private interest groups and public agencies of the City's safety policies, including permitted land uses, how and where to build public facilities, and what type of emergency and public health services should be provided.

1.0 SEISMIC AND GEOLOGIC SAFETY

Table E-1 lists recommended geotechnical studies for various land uses. Figure E-1 shows geotechnical conditions in the City.

1.1 Seismicity

There are no known faults in San Marcos. The closest major active faults, and therefore the most likely to affect San Marcos with ground shaking, are the Elsinore fault, located approximately 15 miles to the northeast, and the Coronado Banks fault, located offshore approximately 25 miles to the southwest. In addition, the Rose Canyon fault, a potentially active fault, is located approximately 8 miles west of San Marcos. A major earthquake along one of these faults, or in the San Jacinto fault zone located about 42 miles northeast of San Marcos, could cause significant shaking in San Marcos and possibly cause damage to poorly-designed structures.

1.2 Liquefaction and Settlement

Other seismically related hazards include liquefaction of loose alluvial and colluvial soils and seismically induced or dynamic settlement, which is related to liquefaction (see Figure E-1). The potential for liquefaction and settlement is most pronounced in the alluvial soils along San Marcos Creek and its tributaries.

1.3 Landslides and Slope Instability

Landsliding and slope instability in San Marcos are caused by ancient landslide, bedding plane faults, and weak claystone and siltstone beds associated with Eocene sedimentary rocks. Known and/or suspected ancient landslides exist in the western portion of the Business/Industrial Community (see Figure E-1). Landslides are believed to have occurred along weak points in the underlying rock under saturated conditions. Areas which are known to be prone to slope instability in hillside areas are located mostly in the Business/Industrial and Lake San Marcos Communities, with scattered sites in the College, Barham/Discovery and Questhaven/La Costa Meadows Communities.

Because San Marcos is not located near any major active fault, the potential for landslides caused by earthquakes is considered to be very low.

2.0 FLOOD CONSTRAINTS

Figure D-4, in the Conservation Element shows floodplains and other water resources.

Flooding in San Marcos could result from any of the following conditions, or a combination of several of them: heavy or prolonged precipitation; collapse or leakage of a dam; and a degraded watershed or drainage system.

There is some channelization of floodways in the City. A specific plan has been approved which will include a concrete channel in the Richmar Neighborhood, Business/Industrial District and Richland Neighborhood. The City has several proposed projects that include either concrete and/or environmental channelization along San Marcos Creek, which will affect other planning areas.

The San Marcos County Water District's earth dam and open reservoir (South Lake), located in the communities of Barham/Discovery and Questhaven/La Costa Meadows, has a capacity of approximately 73.3 million gallons. The District has not had any complications with the dam or reservoir, but an inundation study concluded that failure of these facilities would cause extensive flooding in the communities of Barham/Discovery and Lake San Marcos and Business/Industrial District. (San Marcos County Water District, Inundation Map of San Marcos Dam 843, 1974). In addition, the failure of Lake San Marcos Dam, which is not under the jurisdiction of San Marcos County Water District, would also cause extensive flooding in the Questhaven/La Costa Meadows Area.

San Marcos has potential flooding hazards in areas where watershed or drainage systems have been altered by natural or man-made causes. One of the most serious watershed management problems arises from fires that remove thick underbrush and chaparral, stripping the moisture-retaining ground cover from the soil. Increased runoff from barren slopes results in soil erosion that flows into the San Marcos Creek and its tributaries.

The City has adopted the San Marcos Emergency Plan, prepared by San Diego County Office of Disaster Preparedness and incorporated herein by reference. The Emergency Plan, which is available from the City Building Division, designates the responsibilities of local personnel in the event of an emergency resulting from flooding. In addition, the City has adopted a Safety Overlay Zone, which applies to floodplains and land through which the preservation of an easement is necessary to provide improved flood channels and/or underground facilities, which could endanger the public's health, safety and welfare.

3.0 FIRE PROTECTION

The San Marcos Fire Protection District provides fire protection and a multitude of other services (responses to vehicle accidents, public assistance calls, water removal, snake removal, and assistance to other fire agencies) to a 30 square mile area. The District currently operates two fire stations. Station 1 is located at 333 Firebird Lane and Station 2 is at 1250 South Rancho Santa Fe Road. Response times to all portions of the City vary between 1 and 15 minutes.

The San Marcos Fire Protection District requires a minimum fire flow of 2500 gallons of water per minute for commercial and industrial developments. Residential developments vary from 500 to 2500 gallons of water per minute. Both require a duration of three hours storage in addition to their average daily demand. This has an effect on the San Marcos County Water District Master Plan and on other agencies and is important for overall demand, i.e., fire flow and average daily demand and duration.

The fulltime members of the suppression force of the department consist of one chief, one deputy chief, six captains, one fire marshal, one fire inspector, and eight firefighters. The fulltime members are supplemented by thirty-five paid/call (volunteer) personnel. The paid/call force consists of a first assistant chief, second assistant chief, three division leaders, and thirty firefighters.

The Fire District's present firefighter ratio is .79 per 1,000 population on a 30,000 district-wide population estimate.

Nationally recognized and district-adopted standards are 1.09 firefighters per 1,000. This shows a current manpower deficiency factor of .30 firefighters per 1,000 population which is equivalent to nine firefighters. Included in these figures is the continued utilization of the paid/call (volunteer) staff for emergency responses.

Currently there are two personnel in the Fire Prevention Bureau. As population and development increases in all neighborhoods, demand for services will increase for both fire suppression and prevention personnel.

There is a direct correlation between the increases in population due to residential and industrial growth and the demand for fire department provided services. Presently the district averages 80 calls per 1,000 people (30,000 district population).

PERCENTAGE OF ACTIVITY BASED ON
NEIGHBORHOOD PLAN AREAS

INCIDENT RESPONSE SUMMARY
7/1/86 to 4/30/87

NEIGHBORHOOD PLAN AREA	% OF SERVICES PROVIDED
RICHLAND	24.0
BUSINESS/INDUSTRIAL	19.5
LAKE SAN MARCOS	13.6
RICHMAR	10.6
BARHAM/DISCOVERY	8.7
TWIN OAKS VALLEY	4.8
COLLEGE	2.4
QUESTHAVEN/LA COSTA MEADOWS	1.4
COUNTY AREAS	<u>15.0</u>
	100.0%

The communities of Twin Oaks Valley and Questhaven/La Costa Meadows and Barham/Discovery are fire hazard areas because they are surrounded by natural brushland. Any designated open space area with natural vegetation left intact will have an adverse impact on fire protection measures and public safety (minimum clearance and fire retardant structures can mitigate these developments).

The following is a 20-year projection for future station sites:

1. Richmar Neighborhood Plan Area (Existing)
333 Firebird Lane
Cross Street - Richmar

2. Lake San Marcos Neighborhood Plan Area (Existing)
1250 S. Rancho Santa Fe Road
Cross Street - Camino Del Arroyo
3. Richland Neighborhood Plan Area (Projected 1988-1990)
Bougher Road
Cross Street - Knob Hill Road
4. College Community Plan Area (Projected 1990-1995)
Las Posas Road
Cross Street - Borden Road
5. Twin Oaks Valley Community Plan Area (Projected 1996-2006)
North Twin Oaks Valley Road (District owned site)
Cross Street - Olive
6. Questhaven/La Costa Meadows Community Plan Area (Projected 1999-2006)
Attebury Road
Cross Street - South Twin Oaks Valley Road

The District can provide only two firefighters on duty daily at each fire station, and this level of service does not meet the fire defense capability guidelines of the Fire Insurance Service Office or the goals as established by District Resolution #80-17, "Fire Resources and Fire Risk". The District is currently providing the maximum level of service possible given existing financial limitations.

The ability to mitigate the above mentioned issues is dependent upon funding limitations and/or the acceptance and implementation of additional built-in fire protection measures, i.e., fire sprinklers, fire retardant construction, etc.

The Fire District does not provide paramedic service; however, it does provide first responder emergency medical service at an EMT-1 and/or First Aid level.

Automatic Aid between agencies means that criteria is set up between departments to respond on initial dispatches into each other's area, in pre-designated emergencies, and not requested as Mutual Aid.

Mutual Aid is when, in a case of extreme emergency where the Fire District has depleted its own resources and those of its Automatic Aid agencies, it is able to first request assistance from other agencies within its zone. If the incident continues to escalate, it is then able to go outside its zone and request assistance from other agencies state-wide.

4.0 POLICE PROTECTION

San Marcos' annual crime rate of 27 crimes per 1,000 is less than the average for North County cities of 43.5 crimes per 1,000 people. Petty thefts and incidents of vandalism or malicious mischief are the most reported crimes in San Marcos. Residential burglary is the second most reported crime. Residential burglaries and reports of vandalism occur more frequently in the Richland Neighborhood, while the majority of petty thefts occur in the College Area and Richmar Neighborhood.

Police protection is provided by the San Diego County Sheriff's Department. The Vista Sheriff's station serves as the base for most deputies working in the planning area. According to the San Diego Association of Governments (SANDAG), the desired service ratio in San Marcos is one police officer per 1,000 residents (1:1,000). The current ratio of deputies to San Marcos residents is 1 to 1,666. In 1984, the average response time for priority calls was 7.3 minutes.

Seventy-five Neighborhood Watch groups actively participate in the Sheriff's Crime Prevention Program.

5.0 AIRCRAFT HAZARDS

SANDAG, formerly known as the Comprehensive Planning Organization of the San Diego region, has been designated as the region's Airport Land Use Commission. Its study, Comprehensive Land Use Plan: Palomar Airport (1974), indicated that the City of San Marcos, which is approximately four miles east of the airport, is not in the airport's Accident Potential zones.

According to the National Transportation Safety Board, in the past ten years there were a total of six airplane crashes in the City of San Marcos. In general, the flights were of non-commercial use, and the accidents were due to improper on-flight decisions. (R.W. Severson, Airport Manager, Palomar Airport, 1985). The Federal Aviation Administration states that six airplane crashes in the past ten years is not excessive. (J. Hull, Federal Aviation Administration, Montgomery Field, San Diego, California, August 1985).

6.0 TRAFFIC HAZARDS

As of June 1985, the City of San Marcos contained approximately 90.6 miles of asphalt-surfaced streets. The Public Works Department is responsible for street maintenance. Generally, the streets are in good condition; however, the widths of the streets vary, even along the same street.

According to the San Marcos Engineering Division, the main cause of reported traffic accidents is right-of-way violations. Streets that have had the most reported accidents include: San Marcos Boulevard at the intersections of Rancho Santa Fe Road, Grand Avenue, and Highway 78 at the off-ramp; Rancho Santa Fe Road at the intersection of Descanso Avenue; and, Mission Road, west of Mulberry Drive. Unsafe speeding violations and driving under the influence of alcohol or drugs are secondary causes of traffic accidents.

7.0 HAZARDOUS MATERIALS

The San Marcos Code regulates "Disclosure of Hazardous Materials" (Article VI, Sections 13-95 et seq.) through a program administered by the County of San Diego, Division of Environmental Health Protection, defined as the "Designated Agency". The program is intended to provide basic information on the location, type, quantity, and health risks of hazardous materials used, stored, or disposed of in the City, in order to assist firefighters, health officials, health care providers, planners, elected officials and residents in meeting their responsibilities for the health and welfare of the community. In addition, the program recognizes the community's need for basic information on the use and disposal of hazardous material in the City.

The disclosure program requires the Designated Agency to identify potential users of hazardous materials. All users or handlers of hazardous materials must prepare a Material Safety Data Sheet (M.S.D.S.) listing the maximum amount of each hazardous substance used over the course of a year, giving proof that the necessary permits have been obtained, and providing emergency response information. The Designated Agency may require additional information, including a hazardous materials incident contingency plan, and must keep this information in a public file for at least thirty years. The City has established a fee schedule to recover the costs of operating the disclosure program (Resolution No. 85-2186).

San Diego County also has adopted a Hazardous Waste Surveillance Ordinance, which requires all businesses that produce, store, or dispose of hazardous material to obtain an operating permit from the County Hazardous Materials Management Unit. Under this ordinance, County hazardous waste specialists monitor waste storage, treatment, transportation, and disposal, and can initiate enforcement measures when needed.

The County Underground Hazardous Materials Storage Tank Ordinance requires owners and operators of underground hazardous materials storage tanks to obtain an operating permit from the County Hazardous Materials Management Unit. Owners also must submit annual

operating reports and must report any unauthorized release of hazardous substances to the Hazardous Materials Management Unit and to the State Water Resources Control Board within 24 hours. The intent of the law is to protect public health and the environment from groundwater contamination resulting from releases of hazardous materials.

The Unified San Diego County Hazardous Materials Emergency Response Program was prepared by the Unified Disaster Council of San Diego County to assist those jurisdictions involved in hazardous materials. The program involves trained personnel from the City of San Diego Fire Department and the County of San Diego Hazardous Materials Management Unit, and three emergency response vehicles used by these trained specialists for responding to emergencies involving hazardous material throughout the County and participating cities.

The San Marcos landfill is a Class III landfill, which may accept wastes that do not contain toxic substances. The San Diego County Environmental Health Department, which is the Local Enforcement Agency for the landfill, states that the landfill is operated in a generally acceptable manner. (David Marx, San Diego County Health Department). The Solid Waste Management designation in the Questhaven/La Costa Meadows Community Plan would permit the construction of a resource recovery facility. Hazardous wastes shall not be processed at any such facility. To prevent unauthorized deliveries of hazardous or toxic substances, a screening and disposal process should be implemented.

8.0 SOLID WASTE MANAGEMENT FACILITIES

The 219-acre San Marcos landfill is owned by San Diego County and is located in the Questhaven/La Costa Meadows Community. In 1986, over 833,600 tons of refuse were disposed of at the landfill. The Questhaven/La Costa Meadows Community Plan designates a Solid Waste Management area, in which one of each of the following uses would be permitted: sanitary landfill, resource recovery, defined as waste processing and materials separation in conjunction with energy recovery; recycling operation; methane gas recovery, with accessory electricity generation; and composting. A "Limited Use" area has been designated around the Solid Waste Management area, in order to reduce the impacts of solid waste management facilities on incompatible uses.

Health and safety impacts of improperly regulated and operated solid waste management facilities may result from the inappropriate disposal of waste, such as the disposal of hazardous waste at an improper facility; inadequate treatment of wastes prior to disposal; improper operating procedures at the disposal facility; and inadequate closure and post-closure monitoring of inactive disposal

facilities. Another potential cause of health and safety impacts is upset conditions created by an accident or natural disaster, such as an earthquake.

If solid waste management facilities are designed, constructed, and operated to meet or exceed Federal, State, County and City regulations, however, potential health and safety risks should be insignificant. The San Diego Department of Health Services, Environmental Health Division has been designated as the Local Enforcement Agency (LEA) for San Diego County solid waste management facilities. County inspectors make periodic inspections of solid waste management facilities to insure compliance with regulatory requirements.

According to the LEA, the San Marcos Landfill is generally operated in an acceptable manner and does not appear to be creating any significant health or safety hazards. The City has received periodic complaints concerning noise, illegal dumping, and seagulls. Final grading closure plans for the landfill have already been submitted and should be evaluated prior to closure to ensure compliance with State requirements.

The potential for the Solid Waste Management area to experience severe groundshaking is limited by the absence of local faults. The maximum credible earthquake for the closest fault, the Elsinore Fault, is 7.3. This condition is common throughout California and should not represent a significant design problem. Although earthquake-related ground shaking or ground rupture beneath a landfill can potentially rupture waste cell construction and permit water to enter the refuse, the 1977 EIR prepared for the San Marcos landfill determined that there were no significant geologic hazards at the project site.

9.0 HEALTH CARE

San Marcos is served by two hospitals: Tri-City Hospital, located in Oceanside, with a service capacity of 360 beds; and Palomar Hospital, located in Escondido, with a service capacity of 300 beds. Each hospital provides emergency medical treatment as well as conventional treatment, community services and preventive medicine. Their community services are to educate and inform the general public with programs such as cardio-pulmonary resuscitation, childbirth education, exercise classes, and lectures on dietetics and smoking.

Emergency medical treatment is available from a privately owned and operated urgent care center. Emergency medical technicians and firefighters employed by the San Marcos Fire Protection District also provide emergency medical treatment. Private ambulance service is on call seven days a week, 24 hours a day and can respond to a

medical emergency in any part of the City within seven minutes. An additional emergency medical service, Life Flight, is available through the University of California, San Diego Medical Center. Life Flight, a helicopter with extensive equipment and a medical flight team, provides immediate care upon arrival.

10.0 VECTOR CONTROL

Pursuant to Sections 450 and 476 of the Health and Safety Code, the City of San Marcos has entered into an agreement with San Diego County providing for the enforcement of public health regulations by San Diego County health officers. The County is responsible for ensuring that vector control meets statutory and other requirements.

11.0 DISASTER PREPAREDNESS AND EMERGENCY PLANNING

The City has adopted the San Marcos Emergency Plan, prepared by San Diego County Office of Disaster Preparedness and incorporated herein by reference. The Emergency Plan designates the responsibilities of local personnel in the event of an emergency resulting from flooding, uncontrolled wildfires, earthquakes, civil disturbances, accidental chemical or hazardous waste spills, or state of war. The purposes of the Emergency Plan include: providing a basis for the conduct and coordination of operations and the management of critical resources during emergencies; establishing a mutual understanding of the authority, responsibilities, functions, and operations of government during emergencies; and providing a basis for incorporating into the San Marcos emergency organization those non-governmental agencies and organizations having resources available to meet foreseeable emergency requirements.

The Emergency Plan is designed to accomplish the following objectives: saving lives and protecting property; providing for the continuity of government; providing a basis for direction and control of emergency operations, and repairing and restoring essential systems and services. The City is responsible for conducting emergency operations within its boundaries.

The City also has adopted a Safety Overlay Zone, which applies to the following areas: steep or unstable slopes; floodplains; and land through which the preservation of an easement is necessary to provide improved flood channels and/or underground facilities, which could endanger the public's health, safety and welfare.

12.0 SAFETY ELEMENT GOALS, POLICIES, AND IMPLEMENTING POLICIES

Goal: To minimize injuries, the loss of life, and property damage resulting from hazards within the planning area.

Policy 1:

Minimize damage from seismic and geologic hazards.

Implementing Strategy 1.1: Require investigation performed by a qualified engineering geologist for all development proposals on sites suspected of having geologic hazards, such as unstable slopes, landslide areas, groundshaking, liquefaction, and structural hazards.

Implementing Strategy 1.2: Require development in areas with geological hazards to use appropriate construction techniques recommended by a registered engineer.

Implementing Strategy 1.3: Establish and implement standards for grading and construction that provide for the mitigation of potential geological hazards.

Policy 2:

Minimize damage from flood hazards.

Implementing Strategy 2.1: Update inundation studies to evaluate flow in the event of a rupture of the San Marcos County Water District earth dam and of the Lake San Marcos Dam, and avoid the placement of buildings in affected areas.

Implementing Strategy 2.2: Establish emergency evacuation procedures in the event of a failure to the South Lake or Lake San Marcos Dam.

Implementing Strategy 2.3: Identify flood hazard areas along San Marcos Creek and its tributaries and apply protective measures where necessary, including the designation of low intensity land uses within the 100-year floodplain.

Implementing Strategy 2.4: Develop a Flood Control Management Program, to ensure that major natural watercourses will be kept clear of debris and refuse that can restrict the flow of water.

Implementing Strategy 2.5: Require the use of innovative site design strategies within the 100-year floodplain, to minimize flood hazards, maintain the natural character of waterways, and maximize the use of water as a design feature.

Implementing Strategy 2.6: Require all development proposed within floodplain areas to undergo site plan review, which should ensure that structures are elevated at least one foot above the 100-year flood level.

Implementing Strategy 2.7: Require all proposed projects which would modify the configuration of any floodway to submit a report, prepared by a qualified hydrologist, analyzing potential effects on down stream and upstream properties and on the flood-carrying characteristics of the stream.

Implementing Strategy 2.8: Prepare a public facilities plan which provides for improvements to drainageways and flood control facilities.

Implementing Strategy 2.9: Prohibit additions or expansions to existing structures in the 100-year floodplain, unless the applicant can show that the addition or expansion would not increase flood hazards.

Implementing Strategy 2.10: Prohibit the location of critical emergency uses (hospitals, fire stations, police stations), public administration buildings, and schools in flood hazard areas.

Policy 3:

Minimize damage from fire hazards.

Implementing Strategy 3.1: Implement Building and Fire Codes and Zoning Regulations that reduce fire spread and hazards, updating to newest codes every three years.

Implementing Strategy 3.2: Approve proposed developments only upon a showing that there is adequate fire flow and water pressure, 500 GPM to 2500 GPM, or otherwise fire sprinkler all buildings.

Implementing Strategy 3.3: Maintain and enforce existing weed abatement ordinance in the wildland areas as well as established open space areas near development of all kind.

Implementing Strategy 3.4: Continue and maintain all Mutual and Automatic Aid agreements to improve service levels.

Implementing Strategy 3.5: Establish and adopt detailed development standards as they relate to fire protection to insure adequate fire response.

Policy 4:

Minimize damage from criminal activities.

Implementing Strategy 4.1: Evaluate the cost-effectiveness of establishing a San Marcos Police Department as the City's population increases.

Implementing Strategy 4.2: Establish the timing and feasibility of constructing a civic center to house a City police department, as well as other public service agencies or users.

Implementing Strategy 4.3: Encourage citizen participation in the Neighborhood Watch Program.

Implementing Strategy 4.4: During development review, require the implementation of "defensible space" design features (for example, more than one entrance, adequate lighting, visibility of open space areas for dwellings) where feasible.

Policy 5:

Minimize damage from airport hazards.

Implementing Strategy 5.1: Coordinate with entities with jurisdiction over local airports to minimize aircraft hazards from existing and future airports and airport expansions.

Policy 6:

Minimize damage from traffic hazards.

Implementing Strategy 6.1: Implement traffic control devices and other street design measures along arterials and collector streets to regulate, warn and guide traffic, bicycle and pedestrian movement.

Implementing Strategy 6.2: Require separate pedestrian walkways, equestrian trails and bike paths, where appropriate, in residential, industrial, commercial and recreational centers to ensure public safety.

Implementing Strategy 6.3: Reduce random conflicting traffic movements and reduce right-of-way violations by replanning entrances and exits along roadways in association with the implementation of other traffic control devices, including the utilization of center medians, left turn pockets, and signalized intersections.

Policy 7:

Minimize damage from hazardous materials.

Implementing Strategy 7.1: Limit and control the manufacture, storage or use of hazardous materials in San Marcos through the development review process and the Hazardous Materials Disclosure regulation.

Implementing Strategy 7.2: Implement a Household Toxics Disposal Program.

Implementing Strategy 7.3: Designate routes for the transportation of hazardous materials, in compliance with Federal and State regulations.

Policy 8:

Minimize damage from the operation of solid waste management facilities.

Implementing Strategy 8.1: For all existing and future solid waste management facilities, apply and enforce all applicable Federal, State, County and City regulations and requirements regarding construction, operation and closure.

Implementing Strategy 8.2: Ensure that the San Diego County Environmental Health Department continues to conduct regular inspections of existing and future solid waste management facilities, and respond to complaints regarding facility operation.

Implementing Strategy 8.3: Prohibit incompatible land uses within an identified impact area of existing or planned solid waste facilities and/or operations.

Implementing Strategy 8.4: Require the periodic removal of materials recovered in conjunction with the operation of any permitted recycling or resource recovery operation.

Implementing Strategy 8.5: Prohibit the construction of new permanent buildings on landfilled materials.

Implementing Strategy 8.6: Require a comprehensive geotechnical and soils analysis to be performed prior to the construction of any solid waste management structure.

Implementing Strategy 8.7: Require all applications for new or expanded solid waste management facilities to comply with the requirements of the San Marcos Fire Protection District.

Implementing Strategy 8.8: Conduct regular fire safety inspections at all solid waste management facilities; if this is not feasible due to a shortage of fire inspectors, investigate possible methods to contract for this service or hire an additional inspector.

Implementing Strategy 8.9: Require the handling, storage, transportation, and disposal of any hazardous or potentially hazardous material mistakenly brought to the project site in a manner consistent with the requirements of the San Diego County Environmental Health Department.

Implementing Strategy 8.10: Require all permanent solid waste management structures to be designed to withstand the maximum probable earthquake event, or "design" earthquake.

Implementing Strategy 8.11: Review final grading closure plans for the landfill prior to closure of the landfill, to ensure compliance with State requirements.

Policy 9:

Provide sufficient health care facilities to serve the community.

Implementing Strategy 9.1: Develop programs and standards to evaluate the adequacy of medical services.

Implementing Strategy 9.2: The City shall determine the feasibility of developing a paramedic response unit under the supervision of the San Marcos Fire Protection District.

Implementing Strategy 9.3: Encourage the establishment of a 24-hour emergency care center.

Policy 10:

Minimize damage from vector infestations.

Implementing Strategy 10.1: Coordinate with San Diego County Health Department and San Diego County Agricultural Department to control vectors related to agricultural activities.

Implementing Strategy 10.2: Establish a program to manage the migration of vectors from the San Marcos landfill.

Policy 11:





Minimize damage from natural and manmade disasters.

Implementing Strategy 11.1: Revise the San Marcos Emergency Plan at five-year intervals or as deemed necessary by the City Council.

Implementing Strategy 11.2: Undertake periodic disaster exercises, in cooperation with appropriate State and Federal agencies.

San Marcos GENERAL PLAN

GEOTECHNICAL CONDITIONS

-  AREAS OF POTENTIAL LIQUEFACTION
-  AREAS PRONE TO INSTABILITY
-  SUSPECTED LANDSLIDE AREA
-  STABLE AREAS

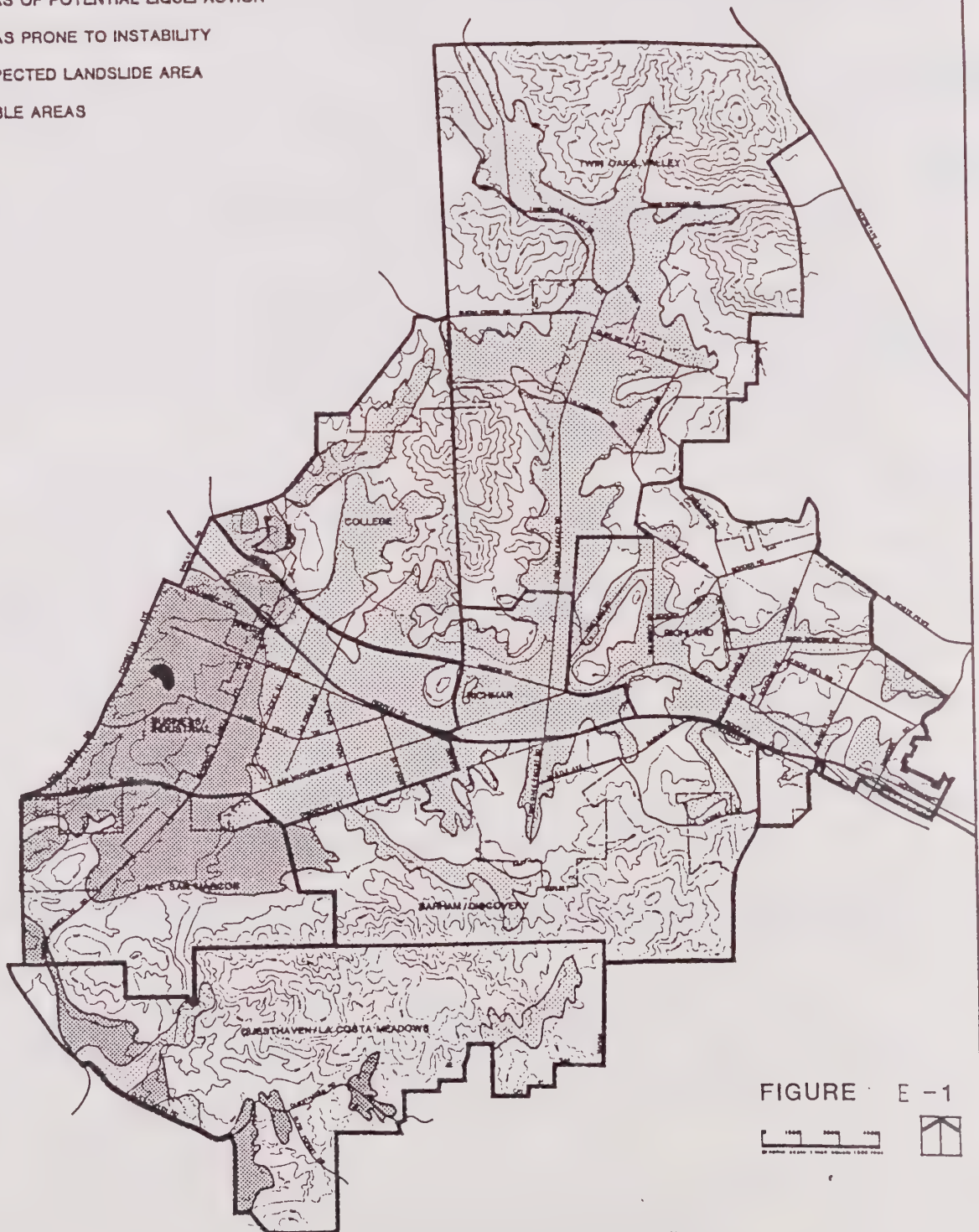


FIGURE E-1

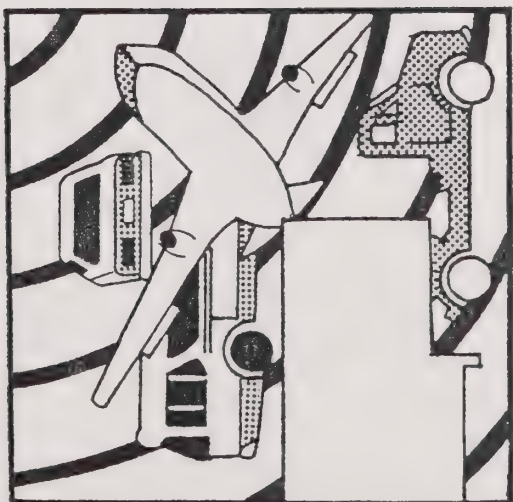
Due to the scale of this exhibit, all features illustrated are approximations of actual location, area, or width. Detailed information should be obtained from the Department of City Planning.

TABLE E-1

RECOMMENDED GEOTECHNICAL STUDIES PER LAND USE

		TYPE OF DEVELOPMENT/LAND USE	RECOMMENDED GEOTECHNICAL STUDIES
GENERALLY INCREASING "ACCEPTABLE RISK"	I	Critical facilities: hospitals fire and police facilities emergency communication facilities power generating stations (including nuclear) schools churches large or highrise buildings other high occupancy structures (civic buildings large commercial structures) critical transportation elements (bridges, overpasses, major roads) dams Resource Recovery/Methane Extraction Facilities	Geologic reconnaissance Geologic/Soils investigation Seismic study
	II	Structures with relatively lower occupancy: Residential (single-family units, apartments, etc.) Small commercial and industrial structures Minor public structures	Geologic reconnaissance Geologic/Soils investigation
	III	Land uses relatively insensitive to geologic or seismic risk: Agriculture Managed mineral resource development Golf course Parks Other open space Landfill areas (landfill areas may require detailed geologic study for environmental considerations)	Geologic reconnaissance

MISSION



F. NOISE ELEMENT

Purpose

The objective of the Noise Element is to protect the health and welfare of the community by promoting community development which is compatible with noise standards. The Noise Element includes implementation measures and possible solution to existing and foreseeable noise problems, and shall serve as a guideline for compliance with State noise insulation standards.

1.0 NOISE MEASUREMENT

Noise levels, defined as the combination of ambient (background) noise and local noise sources, can be measured in terms of intensity and duration. The intensity, or loudness, of a sound is the amount of sound pressure which the human ear feels above and below atmospheric pressure. Intensity is measured on a logarithmic scale called the decibel (dB), which ranges from 0dB, the threshold of human hearing, to 140 dB, the threshold of pain. A 3 dB change in noise level is barely detectable to the human ear, a 5 dB change is readily noticeable, and a 10 dB change is perceived as a doubling of loudness.

A-weighted sound levels correlate with the way the human ear "hears" sound and compensates, using a weighting of frequencies, for the fact that human hearing is less sensitive at low frequencies and extreme high frequencies than in the mid-frequency range. Unless otherwise noted, all sound levels referred to in the Noise Element are A-weighted sound levels, expressed in decibels as dBA.

The time-varying character of noise can be described using various statistical descriptors. L10 represents that noise level which is exceeded 10% of the time and is considered a good measure of the maximum noise averaged over a given period; L50 represents the median noise level; L90 is used to describe background noise levels; Leq is a good overall description of average noise which can be used to describe any time period but is particularly useful in describing the change in noise level of a single activity, for example, traffic, volumes; Ldn accounts for the difference in response of people to daytime and nighttime noises by weighting noise levels generated during the nighttime when background noise is generally less and people are more sensitive to noise events. Each nighttime noise event is multiplied by a factor of 10, which is approximately equal to a doubling in perceived loudness, to compensate for people's increased sensitivity during nighttime hours. Ldn was used to develop the noise exposure levels shown by Tables F-1 and F-2.

Several methods were used to quantify existing and projected noise levels in San Marcos. Previous acoustical studies were reviewed and are listed in the Reference section of this document. Existing noise levels were also monitored using a Metrosonics dB-307 Noise Dosimeter and Integrating Sound Level Meter. Noise levels were also calculated using the Wyle Methodology (Wyle, 1973).

2.0 CITY NOISE POLICIES

The City noise ordinance (No. 71-195; San Marcos Code, Article II, Section 17-18 et seq.) prohibits loud, annoying, or unnecessary noises. Pursuant to general plan policies, the City has used specific noise standards adopted by San Diego County. The County Ordinance limits noise in residential areas with a density of less than 11 du/ac to 50 dB(A) Leq between the hours of 7 a.m. and 10 p.m. and 45 dB(A) Leq between the hours of 10 p.m. and 7 a.m. Residential land uses with a density of 11 or more du/ac are limited to 55 dB(A) Leq between 7 a.m. and 10 p.m. and 50 dB(A) Leq between the hours of 10 p.m. and 7 a.m. Noise limits for commercial and industrial zones vary from 55 dB(A) to 75 dB(A).

3.0 EXISTING NOISE LEVELS

3.1 Traffic

Traffic represents the most significant noise source in San Marcos. Factors influencing noise levels associated with traffic include volumes of traffic, speeds, percent of truck traffic and topography. Table F-1 shows existing traffic noise levels; Table F-2 shows traffic noise levels at buildout.

3.1.1 Highways and Freeways

State Route 78, the Anza Freeway, is the only highway or freeway within the San Marcos City limits. Route 78 traverses San Marcos in an east-west direction, roughly bisecting the City in half. Noise generated on Route 78 affects land uses within the Business/Industrial District, Richmar Neighborhood, Barham/Discovery Community and Richland Neighborhood of San Marcos. Using the Wyle Methodology, existing noise contours were calculated for Route 78. The 60 dB Ldn contour was determined to extend 440 to 562 feet from the center of the outside traffic lane of Route 78. Route 78 noise levels increase from west to east due to higher traffic volumes on Route 78 in the eastern areas of the City.

3.1.2 Prime Arterials and Major Local Streets

Major roads in the City of San Marcos, include Mission Road, Twin Oaks Valley Road, Rancho Santa Fe Road, San Marcos Boulevard,

Deer Springs Road, Richland Road, Nordahl Road and Route 78. San Marcos Boulevard is classified as a "Prime Arterial". Secondary arterials are also designated on numerous streets throughout the City. Existing noise contours for each of these roads were calculated and are described by Table F-1.

3.2 Railroad Operations

The Atchison, Topeka and Santa Fe (AT&SF) Railroad traverses the City south of and parallel to Mission Road. Approximately two trains pass through the City per day and occasionally stop for local industry. Noise measurements revealed that the 60 dB CNEL noise contour for railroad operations extends 22 feet from the center of the tracks, which is within the railroad right-of-way (City of San Marcos, 1983). Single event noise levels increase temporarily during train pass-bys. However, on the 24-hour CNEL scale, railroad operations do not significantly affect the ambient noise environment of San Marcos.

3.3 Aircraft Operations

Palomar Airport is a general aviation airport located near the intersection of Palomar Airport Road and El Camino Real in the City of Carlsbad. Palomar Airport served 197,290 operations during 1984 (an operation includes one takeoff or one landing). The airport has an estimated 1990 capacity of 435,000 operations (Severson, 1985).

The City of San Marcos is located entirely outside of the present and future 65 dB(A) CNEL noise contour for Palomar Airport, and therefore, airport operations do not significantly affect the ambient noise environment of San Marcos.

3.4 Waste Management

Noise associated with the County-operated San Marcos Landfill is generated by trucks traveling to, from and within the landfill site and by scrapers, compactors and graders used at the landfill. Tables F-1 and F-2 describe the existing and future noise contours for traffic along Rancho Santa Fe and Questhaven Roads, based upon surrounding land uses and inter-regional traffic. An acoustical analysis concluded that noise associated with operation of the landfill did not exceed 60 dB(A) at nearby residential areas.

3.5 Other Stationary Noise Sources

Another source of noise in the vicinity of San Marcos is the Carlsbad Raceway. The Carlsbad Raceway is located on Palomar Airport Road approximately one mile west of the San Marcos City limits. Sports car racing events occur on the raceway, primarily on the weekends. A curfew of 10:00 p.m. on weekdays and 10:30 p.m. on weekends is enforced by the City of Carlsbad.

As outlined in Carlsbad Planning Commission Resolution No. 2151, noise generated by Carlsbad Raceway activities must not exceed 65 dB(A) Single Event Level (SEL) at 2,000 feet from the boundary of the raceway. On a 24-hour CNEL index, this noise level would be much lower than 65 dB(A) CNEL. This noise regulation is enforced by the Carlsbad Land Use Planning Manager. Due to the distance of the raceway from the City of San Marcos and currently applicable noise regulation, raceway activities do not generate noise levels above 60 dB(A) CNEL in the City of San Marcos. Thus, noise generated by Carlsbad Raceway activities are not considered incompatible with existing land uses within San Marcos.

4.0 NOISE EXPOSURE AND SENSITIVE RECEPTORS

The primary noise-sensitive land use in the City of San Marcos is residential land use. Libraries, churches and some passive parks and recreation areas also represent noise sensitive land uses (see Figure E-1 in the Safety Element). Relatively insensitive uses, for comparison, include business, commercial and professional developments. Insensitive noise receptors included are manufacturing utilities, undeveloped land, parking lots, and warehouses. Refer to Table F-3 for Development Standards for Noise.

4.1 Residential Noise Exposure Inventory

Noise contours were superimposed over aerial photographs of the City of San Marcos to determine an existing noise exposure inventory. Single family homes were counted and multi-family residences were estimated based on acreage and density. The affected population was determined based on standard population rates (2.76 persons per household, existing densities). Based on these sources, it was estimated that 9,323 residents are currently subject to noise levels above 60 dB(A) CNEL or more.

To assess the noise exposure for future conditions, the noise contours were superimposed on the San Marcos General Plan community land use maps. The acreage of residential areas falling within noise impacted areas was determined. The maximum number of potentially affected units was then assessed by determining the maximum allowable density and multiplying these assessments by expected population rates (2.76 persons per household, 85 percent of buildout). Based on these assumptions, 36,100 residents are expected to be subject to adverse noise levels upon buildout of the community.

4.2 Mitigation of Residential Noise Exposure

Several techniques are commonly used in typical California light frame residential construction to reduce noise

by 10 to 20 dB(A). These methods generally involve one or more of the following: (1) utilization of heavy weather-stripped exterior doors; (2) fixed, sealed double windows, requiring forced air ventilation or air conditioning in rooms with sealed windows; (3) elimination of baffling or openings through exterior walls, including wall air conditioning units, mail slots, and attic and crawl spaces; and (4) adding materials to certain wall and ceiling surfaces, especially beamed ceiling where no attics exist.

Table F-3 provides examples of noise reduction implementation measures. Other forms of mitigation include overall project design features such as setback of units away from noise source, position of patios and play areas adjacent to noise impacted areas, and creation of noise barriers.

4.3 Community Noise Sensitive Receptors

Monitoring of schools in San Marcos was performed to determine the level of noise exposure. Based on this analysis, it was determined that the following schools are currently exposed to potentially adverse exterior noise levels: Richland Elementary School, New Horizons High School; and San Marcos Elementary School. Interior noise measurements were not conducted.

5.0 NOISE ELEMENT GOALS, POLICIES AND IMPLEMENTING STRATEGIES

Goal 1: To reduce noise to acceptable levels throughout the community.

Policy 1: Design roadways to reduce noise levels in adjacent areas.

Implementing Strategy 1.1: Require berms, embankments, landscaping, soundwalls, and other noise reduction techniques as conditions of development approval where necessary to reduce noise to acceptable levels.

Implementing Strategy 1.2: Enforce motor vehicle laws and standards related to traffic flow and speed, in order to reduce noise along roadways experiencing high noise levels.

Implementing Strategy 1.3: Establish and maintain truck routes away from noise-sensitive receptors.

Implementing Strategy 1.4: Adopt legislation reducing speed limits in noise-sensitive areas.

Policy 2: Work with other agencies and jurisdictions to reduce noise levels generated by railways, airports, roadways, and stationary noise sources.

Implementing Strategy 2.1: Continue to monitor the noise levels of railroad operations, and consider acoustical impacts when reviewing land use projects adjacent to the railroad to assure compatibility with noise levels.

Implementing Strategy 2.2: Continue to work with the City of Carlsbad to discourage any further expansion of the facilities of Palomar Airport or intensification of operation beyond that already planned in the airport's master plan.

Implementing Strategy 2.3: Continue to monitor the noise levels of other stationary noise sources, such as the Carlsbad Raceway, and coordinate with appropriate agencies to ensure that these sources do not have adverse impacts on San Marcos.

Implementing Strategy 2.4: Coordinate with CalTrans to reduce noise from existing roadways and ensure the consideration of noise impacts when designing and locating proposed facilities.

Policy 3: Ensure that noise from solid waste management activities does not exceed acceptable levels.

Implementing Strategy 3.1: Require solid waste management facilities to operate at acceptable noise levels by imposing conditions on all Conditional Use Permits.

Implementing Strategy 3.2: Implement a review process to ensure that all solid waste management facilities are operating at the noise levels required by their Conditional Use Permits or other applicable regulations.

Implementing Strategy 3.3: Require operators of solid waste management facilities to inform area residents within a one-mile radius of the blast site if blasting operations are required for site preparation, landfill expansion, cover material acquisition, or any other purpose, and to provide a tentative blasting schedule.

Implementing Strategy 3.4: Require all solid waste management site preparation activities to be conducted on weekdays between the hours of 7:00 a.m. and 7:00 p.m., except with the prior written approval of the Planning Director.

Policy 4: Establish noise standards for noise-sensitive receptors in the City's noise ordinance.

Implementing Strategy 4.1: Establish 60 dB(A) CNEL as the acceptable outdoor noise exposure level for rural and single family residential areas.

Implementing Strategy 4.2: Establish 60 dB(A) CNEL as the acceptable outdoor noise exposure level for schools, libraries, churches, hospitals, nursing homes, parks and recreation areas.

Implementing Strategy 4.3: Establish 65 dB(A) CNEL as the acceptable outdoor noise exposure level for multi-family residential areas.

Implementing Strategy 4.4: In the event that outdoor acceptable noise exposure levels cannot be reached by various noise attenuation mitigation measures, prohibit indoor noise levels from exceeding 45 dB(A) CNEL.

Implementing Strategy 4.5: Require the preparation of acoustical studies prior to the approval of projects which may expose noise-sensitive receptors to noise levels exceeding these standards, impose mitigation measures to ensure that the City's noise standards are met, and specify conditions under which higher noise levels may be acceptable.

Policy 5: Ensure that the construction and future developments will minimize interior and exterior noise levels.

Implementing Strategy 5.1: Require the use of noise evaluation in environmental impact reports.

Implementing Strategy 5.2: Utilize the development and compatibility standards for noise identified on Table F-3 when determining environmental impacts of projects.

Implementing Strategy 5.3: Establish planning guidelines for noise control for the exterior and interior living space of all new residential developments within noise-impacted areas defined as areas exceeding the standards set forth by Policy 4.

Policy 6: Utilize land use controls to reduce noise from sources adjacent to residential areas and recreational and community facilities.

Implementing Strategy 6.1: Utilize noise contour maps to evaluate the effect of development proposals on the noise environment of existing or planned contiguous uses.

Implementing Strategy 6.2: Where feasible, require a buffer between industrial uses and residential areas, recreational uses, and community facilities.

TABLE F-1

EXISTING TRAFFIC NOISE LEVELS (Ldn)
DISTANCE FROM CENTERLINE OF OUTSIDE
TRAFFIC LANE TO CONTOUR VALUE IN FEET

LOCATION	dB(A) Ldn			
	75	70	65	60
SH-78/West of I-15	48	113	226	557
SH-78/West of Nordahl	46	107	259	540
SH-78/East of Twin Oaks	49	115	272	562
SH-78/East of San Marcos	45	103	248	520
SH-78/East of Las Posas	32	83	196	440
SH-78/East of Rancho Santa Fe	32	83	196	440
SH-78/West of Rancho Santa Fe	41	93	232	505
Twin Oaks/South of Myrtle	0	0	0	0
Twin Oaks/South of SH-78	--	--	7	59
Twin Oaks/South of San Marcos	--	--	55	134
Twin Oaks/South of Mission	--	--	54	130
Twin Oaks/South of Borden	--	10	61	150
Twin Oaks/South of Rose Ranch	--	10	61	150
Twin Oaks/South of Buena Creek	--	10	61	150
Twin Oaks/North of Questhaven	0	0	0	0
Nordahl/South of Mission	0	0	0	0
Nordahl/South of SH-78	--	--	49	115
Nordahl/North of SH-78	--	--	48	113
Nordahl/South of Rock Springs	--	--	42	99
Nordahl/South of Rose Ranch	--	--	15	66
Las Posas/North of San Marcos	--	7	59	142
Las Posas/North of Linda Vista	--	7	59	142
Las Posas/South of SH-78	--	7	59	142
Las Posas/South of Mission	--	7	59	142
Las Posas/South of Borden	0	0	0	0
Las Posas/North of Borden	0	0	0	0
Rancho Santa Fe/South of San Marcos	17	49	115	272
Rancho Santa Fe/South of Linda Vista	14	45	105	255
Rancho Santa Fe/South of Grand	20	52	122	287
Rancho Santa Fe/South of SH-78	27	55	134	305
Rancho Santa Fe/South of Mission	--	33	85	201

Note: -- indicates that the noise contour is less than 50 feet from the centerline of the nearest outside traffic lane.

TABLE F-1 (Cont'd.)

EXISTING TRAFFIC NOISE LEVELS (Ldn)
DISTANCE FROM CENTERLINE OF OUTSIDE
TRAFFIC LANE TO CONTOUR VALUE IN FEET

LOCATION	dB(A) Ldn			
	75	70	65	60
Mission/West of Rancho Santa Fe	--	27	78	186
Mission/West of Las Posas	--	27	78	186
Mission/West of Knoll	--	35	86	217
Mission/West of Twin Oaks	--	33	84	201
Mission/West of Mulberry	--	34	86	205
Mission/West of Bennett	--	14	64	155
Mission/West of Nordahl	--	23	77	185
Mission/East of Nordahl	--	15	65	158
San Marcos/West of Rancho Santa Fe	--	45	105	255
San Marcos/West of Las Posas	--	48	113	266
San Marcos/West of Via Vera Cruz	--	51	121	283
San Marcos/West of Myrtle	--	54	130	303
San Marcos/West of SH-78	--	41	91	227
San Marcos/West of Twin Oaks	--	32	83	196
Grand/Myrtle/Barham/East of Rancho Santa Fe	--	9	60	143
Grand/Myrtle/Barham/East of Las Posas	--	--	43	99
Grand/Myrtle/Barham/West of San Marcos	--	--	45	103
Grand/Myrtle/Barham/West of Twin Oaks	0	0	0	0
Grand/Myrtle/Barham/West of Bougher	--	--	--	46
Grand/Myrtle/Barham/West of Nordahl	--	--	41	91
Bennett/North of Mission	--	--	27	78
Bennett/South of Rock Springs	--	--	27	78
Bennett/South of Borden	--	--	6	58
Borden/East of Las Posas	0	0	0	0
Borden/East of Palomar	0	0	0	0
Borden/East of Twin Oaks	0	0	0	0
Borden/East of Mulberry	--	--	20	70
Borden/East of Rose Ranch	--	--	39	90
Rose Ranch/East of Twin Oaks	0	0	0	0
Rose Ranch/East of Mulberry	--	--	--	21
Rose Ranch/East of Borden	--	--	--	21

Note: -- indicates that the noise contour is less than 50 feet from the centerline of the nearest outside traffic flow.

TABLE F-1 (Cont'd.)

EXISTING TRAFFIC NOISE LEVELS (Ldn)
DISTANCE FROM CENTERLINE OF OUTSIDE
TRAFFIC LANE TO CONTOUR VALUE IN FEET

LOCATION	dB(A) Ldn			
	75	70	65	60
Mulberry/North of Mission	--	--	45	105
Mulberry/North of Borden	--	--	--	52
Mulberry/South of Rose Ranch	0	0	0	0
Bougher/South of SH-78	0	0	0	0
Bougher/South of Mission	0	0	0	0
Bougher/North of Rock Springs	--	--	--	42
Bougher/South of Borden	--	--	--	42
Rock Springs/East of Richland	0	0	0	0
Rock Springs/East of Bennett	--	--	20	70
Rock Springs/West of Nordahl	--	--	41	93
Rock Springs/East of Nordahl	--	--	41	93
Linda Vista/East of Rancho Santa Fe	0	0	0	0
Linda Vista/East of Las Posas	--	--	39	90
Linda Vista/East of Via Vera Cruz	--	--	16	67
Linda Vista/South of Grand	--	--	16	67
Discovery/South of San Marcos	--	--	48	113
Discovery/West of Via Vera Cruz	--	--	--	15
Discovery/West of Myrtle	--	--	--	--
Questhaven/West of Twin Oaks	0	0	--	0
Questhaven/West of Elfin Forest	--	--	--	46
Questhaven/East of Rancho Santa Fe	--	--	--	46
Deer Springs/West of I-15	--	--	32	83
Deer Springs/North of Buena Creek	--	--	32	83
Buena Creek/West of Deer Springs	--	--	28	80

Note: -- indicates that the noise contour is less than 50 feet from the centerline of the nearest outside traffic lane.

TABLE F-2

PROPOSED PROJECT AND ALTERNATIVE 2 NOISE CONTOURS
TRAFFIC NOISE LEVELS (LDN)
DISTANCE FROM CENTERLINE OF OUTSIDE TRAFFIC
LANE TO CONTOUR VALUE IN FEET

LOCATION	75	dB(A) Ldn		60
		70	65	
SH-78/West of I-15	95	240	507	905
SH-78/West of Nordahl	91	227	483	880
SH-78/East of Twin Oaks	89	218	477	871
SH-78/East of San Marcos	86	205	444	820
SH-78/East of Las Posas	78	186	428	780
SH-78/East of Rancho Santa Fe	73	180	400	760
SH-78/West of Rancho Santa Fe	80	193	430	785
Twin Oaks/South of Myrtle	60	143	340	660
Twin Oaks/South of SH-78	64	155	360	685
Twin Oaks/South of San Marcos	48	113	266	557
Twin Oaks/South of Mission	57	135	309	620
Twin Oaks/South of Borden	50	120	280	570
Twin Oaks/South of Rose Ranch	21	73	180	400
Twin Oaks/South of Buena Creek	15	65	158	360
Twin Oaks/North of Questhaven	17	68	165	390
Nordahl/south of Mission	---	50	120	280
Nordahl/south of SH-78	22	75	180	400
Nordahl/north of SH-78	42	95	240	507
Nordahl/south of Rock Springs	---	50	120	280
Nordahl/south of Rose Ranch	---	45	103	248
Las Posas/north of San Marcos	6	58	140	320
Las Posas/north of Linda Vista	---	54	128	300
Las Posas/south of SH-78	37	88	220	474
Las Posas/south of Mission	38	89	218	477
Las Posas/south of Borden	---	43	99	245
Las Posas/north of Borden	---	16	67	163

Note: Proposed project and Alternative 2 noise contours are substantially the same.

--- indicates that the noise contour is less than 50 feet from the centerline of the outside traffic lane.

TABLE F-2 (Cont'd.)

PROPOSED PROJECT AND ALTERNATIVE 2 NOISE CONTOURS
TRAFFIC NOISE LEVELS (LDN)
DISTANCE FROM CENTERLINE OF OUTSIDE TRAFFIC
LANE TO CONTOUR VALUE IN FEET

LOCATION	75	dB(A) Ldn		
		70	65	60
Rancho Santa Fe/south of San Marcos	43	99	245	520
Rancho Santa Fe/south of Linda Vista	41	93	232	505
Rancho Santa Fe/south of Grand	23	78	185	416
Rancho Santa Fe/south of SH-78	37	88	220	474
Rancho Santa Fe/south of Mission	17	68	165	390
Mission/west of Rancho Santa Fe	28	80	193	432
Mission/west of Las Posas	23	77	185	416
Mission/west of Knoll	32	83	196	440
Mission/west of Twin Oaks	19	72	171	395
Mission/west of Mulberry	47	130	290	605
Mission/west of Bennett	28	80	193	432
Mission/west of Nordahl	49	115	272	562
Mission/east of Nordahl	32	83	196	440
San Marcos/west of Rancho Santa Fe	49	115	272	562
San Marcos/west of Las Posas	41	93	232	505
San Marcos/west of Via Vera Cruz	41	91	227	483
San Marcos/west of Myrtle	51	121	283	585
San Marcos/west of SH-78	58	136	317	637
San Marcos/west of Twin Oaks	38	89	218	477
Grand/Myrtle/Barham/east of Rancho Santa Fe---		19	72	171
Grand/Myrtle/Barham/east of Las Posas ---		52	122	287
Grand Myrtle/Barham/west of San Marcos	5	58	136	317
Grand/Myrtle/Barham/west of Twin Oaks	47	109	262	554
Grand/Myrtle/Barham/west of Bougher	9	60	143	340
Grand/Myrtle/Barham/west of Nordahl	---	41	93	232
Bennett/north of Mission	---	---	41	93
Bennett/south of Rock Springs	---	---	39	90
Bennett/south of Borden	---	---	24	78

Note: Proposed project and Alternative 2 noise contours are substantially the same.

--- indicates that the noise contour is less than 50 feet from the centerline of the outside traffic lane.

TABLE F-2 (Cont'd.)

PROPOSED PROJECT AND ALTERNATIVE 2 NOISE CONTOURS
TRAFFIC NOISE LEVELS (LDN)
DISTANCE FROM CENTERLINE OF OUTSIDE TRAFFIC
LANE TO CONTOUR VALUE IN FEET

LOCATION	dB(A) Ldn			
	75	70	65	60
Borden/east of Las Posas	---	16	67	163
Borden/east of Palomar	---	10	61	150
Borden/east of Twin Oaks	---	42	99	244
Borden/east of Mulberry	---	5	58	136
Borden/east of Rose Ranch	---	42	95	240
Rose Ranch/east of Twin Oaks	---	1	57	135
Rose Ranch/east of Mulberry	---	7	59	142
Rose Ranch/east of Borden	---	15	66	161
Mulberry/north of Mission	---	52	122	287
Mulberry/north of Borden	---	1	57	135
Mulberry/south of Rose Ranch	---	---	6	58
Bougher/south of SH-78	7	59	142	365
Bougher/south of Mission	12	63	153	3469
Bougher/north of Rock Springs	---	49	115	272
Bougher/south of Borden	---	37	88	220
Rock Springs/east of Richland	---	34	86	205
Rock Springs/east of Bennett	---	15	65	158
Rock Springs/west of Nordahl	---	1	57	135
Rock Springs/east of Nordahl	---	7	59	142
Linda Vista/east of Rancho Santa Fe	---	55	134	305
Linda Vista/east of Las Posas	---	42	99	244
Linda Vista/east of Via Vera Cruz	---	27	80	193
Linda Vista/south of Grand	---	23	77	185

Note: Proposed project and Alternative 2 noise contours are substantially the same.

--- indicates that the noise contour is less than 50 feet from the centerline of the outside traffic lane.



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TABLE F-3

NOISE REDUCTION IMPLEMENTATION MEASURES

SOUND INSULATION FACTORS BY BUILDING TYPE AND WINDOW CONDITIONS

<u>Building Type</u>	<u>Window Condition</u>	<u>Noise Reduction</u>
All	Open	10 dB(A)
Light Frame	Ordinary Sash	
	Closed	20 dB(A)
	with Storm Windows	25 dB(A)
Masonry	Single Glazed	25 dB(A)
Masonry	Double Glazed	35 dB(A)

Source: County of San Diego

NOISE REDUCTION PROVIDED BY COMMON BUILDING CONSTRUCTION METHODS

<u>Construction Type</u>	<u>Typical Occupancy</u>	<u>General Description</u>	<u>Range of Noise Reduction dB(A)</u>
1	Residential, Commercial	Wood framing. Exterior stucco or wood sheathing. Interior drywall or plaster. Sliding glass windows. Windows partially open.	15 - 20
2	Same as 1, above	Same as 1, above, but windows closed.	25 - 30
3	Commercial, Schools	Same as 1, above, but windows are fixed 1/4 inch plate glass	30 - 35
4	Commercial	Steel or concrete framing. Curtainwall or masonry exterior wall. Fixed 1/4 inch plate glass windows.	30 - 40

The range depends upon the openness of the windows, the degree of seal and the window area involved.

Source: County of San Diego Noise Element.